

# \$524,900 - 304 Luxstone Place Sw, Airdrie

MLS® #A2236290

**\$524,900**

3 Bedroom, 3.00 Bathroom, 1,426 sqft  
Residential on 0.08 Acres

Luxstone, Airdrie, Alberta

Welcome to this charming and meticulously maintained two-storey detached home in the desirable community of Luxstone, Airdrie! Pride of ownership is evident throughout this thoughtfully designed property, offering comfort, functionality, and a great location for families and professionals alike. Step onto the inviting front porch and into a spacious entryway that sets the tone for the warm, open-concept main floor. The bright living room features a cozy gas fireplace with a beautiful mantle, perfect for relaxing evenings. Flow seamlessly into the dining area and well-appointed kitchen, complete with stainless steel appliances, kitchen island, a pantry, and ample cabinetry. Main floor laundry and a convenient half bathroom add to the practicality of the layout. Upstairs, you'll find three spacious bedrooms, including a serene primary suite with an ensuite bath and a walk-in closet. An additional 4-piece bathroom completes the upper level, offering room for the whole family. The untapped lower level is a blank canvas ready for your future development ideas such as: home gym, media room, extra bedroom, you name it! Enjoy summer days in the spacious backyard, featuring mature trees, a spacious deck with a gas BBQ hookup, and access to the double detached rear garage via dual lane access. This home is also equipped with central air conditioning, ensuring year-round comfort. Located in the established and family-friendly community of Luxstone, this property offers



exceptional convenience. An abundance of amenities makes everyday living a breeze. Just minutes away, you'll find Sierra Springs Shopping Centre, Co-op, Walmart, Superstore, Shoppers Drug Mart, as well as several local boutiques and convenience stops. Dining options are plentiful with favourites like Starbucks, Good Earth Coffeehouse, Sorso Wine Room, Tequila & Tacos, and a variety of local restaurants and pubs. Entertainment and recreation are close by, including Nose Creek Park with year-round festivals and skating, Iron Horse Park for seasonal miniature train rides, Bert Church Live Theatre, and family fun spots like Shamrock Lanes and Genesis Place. With nearby schools, walking paths, playgrounds, and easy access to Yankee Valley Boulevard, Highway 2, and Airdrie Transit, Luxstone offers the perfect balance of community charm and city convenience. Whether you're upsizing, downsizing, or planting family roots, this home checks all the boxes. Come see it for yourself and fall in love with Luxstone!

Built in 2006

### Essential Information

MLS® #	A2236290
Price	\$524,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,426
Acres	0.08
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	304 Luxstone Place Sw
Subdivision	Luxstone
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 0A6

## Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear
# of Garages	2

## Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Bathroom Rough-in, Laminate Counters
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Humidifier
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile, Blower Fan
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	BBQ gas line, Lighting, Private Yard, Rain Gutters, Misting System
Lot Description	Back Lane, Back Yard, Irregular Lot, Landscaped, Street Lighting, Treed, Underground Sprinklers, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 8th, 2025
Days on Market	1
Zoning	R1-L

**Listing Details**

Listing Office                  Royal LePage Benchmark

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