

# \$515,000 - 193 Luxstone Way Sw, Airdrie

MLS® #A2199358

**\$515,000**

3 Bedroom, 3.00 Bathroom, 1,699 sqft

Residential on 0.07 Acres

Luxstone, Airdrie, Alberta

Elegant & Gorgeous 2-Storey Duplex in Luxstone – No Condo Fees

Welcome to your dream home! This bright and spacious residence has been thoughtfully designed & well-maintained to meet all your needs and more. Located in a highly desirable neighborhood, this property features an attached single car garage, a private south-facing spacious backyard, perfect for outdoor entertaining or hosting summer BBQ, complete with a deck, fence and beautiful landscape.

Step inside to discover a modern kitchen with gorgeous dark maple cabinets and black appliances—ideal for both casual dining and culinary creations. The oversized living and dining rooms offer plenty of space for family gatherings and entertaining around a gas fireplace.

On the main level, a convenient powder room adds to the home's functionality. Upstairs, you'll find three generously sized bedrooms, including a master suite with a large walk-in closet and an upgraded en-suite featuring a beautiful tiled soaker tub, walk in shower and a stylish vanity. Two additional bedrooms offer ample space for family or guests, and a 5 piece bathroom with his and hers sinks and a private enclosure for the toilet and bath tub for added convenience.

The unfinished basement with 2 large windows is a blank canvas, ready for your creative vision—whether you want to add a home theater, gym, office or additional living space.



This home is move-in ready and it truly offers the perfect blend of comfort, style, and functionality.

Don't miss out—schedule your showing today!

Built in 2007

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2199358               |
| Price          | \$515,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,699                  |
| Acres          | 0.07                   |
| Year Built     | 2007                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 193 Luxstone Way Sw |
| Subdivision | Luxstone            |
| City        | Airdrie             |
| County      | Airdrie             |
| Province    | Alberta             |
| Postal Code | T4B 0H8             |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 2                                         |
| Parking        | Concrete Driveway, Single Garage Attached |
| # of Garages   | 1                                         |

### Interior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Interior Features | No Smoking Home, Open Floorplan, Soaking Tub, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,   |

|                 |                              |
|-----------------|------------------------------|
|                 | Washer/Dryer                 |
| Heating         | Forced Air, Natural Gas      |
| Cooling         | Central Air                  |
| Fireplace       | Yes                          |
| # of Fireplaces | 1                            |
| Fireplaces      | Gas, Living Room, Great Room |
| Has Basement    | Yes                          |
| Basement        | Full, Unfinished             |

## Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                        |
| Lot Description   | Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                                     |
| Construction      | Brick, Concrete, Vinyl Siding, Wood Frame                                                           |
| Foundation        | Poured Concrete                                                                                     |

## Additional Information

|                |                           |
|----------------|---------------------------|
| Date Listed    | March 8th, 2025           |
| Days on Market | 100                       |
| Zoning         | Low Density Residential D |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.