

# \$374,500 - 504, 2001 Luxstone Boulevard Nw, Airdrie

MLS® #A2250313

**\$374,500**

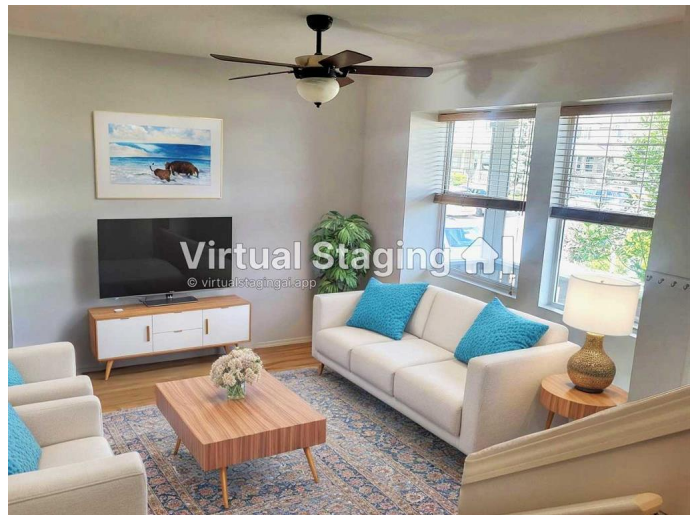
3 Bedroom, 4.00 Bathroom, 1,210 sqft

Residential on 0.00 Acres

Luxstone, Airdrie, Alberta

WELCOME to this end-unit townhouse offering a spacious and modern living space with fresh paint on both the main and upper floors, giving it a bright and updated feel. The open floor plan creates a seamless flow throughout the main level, perfect for both entertaining and daily living. The kitchen features a breakfast bar, ideal for casual meals or entertaining, and there's an office conveniently located just off the kitchen—perfect for working from home or as a quiet study area. Upstairs, you'll find three well-sized bedrooms, including a master suite with its own ensuite bathroom for added privacy, 2 more bedrooms plus a 4 pc bath. The hardwood flooring throughout the main and upper levels adds warmth and sophistication. The developed basement is a standout feature, offering a versatile space with a family room, a den/gym for your fitness or relaxation needs, and a full 4-piece bathroom. Additionally, the basement has a laundry area, making household tasks a bit more convenient PLUS GREAT storage on each end of the basement. With two dedicated parking stalls and the bonus of being next to visitor parking, you'll have plenty of room for both residents and guests. The location is prime—just minutes away from schools and shopping, providing easy access to all the essentials. This townhouse is a perfect blend of comfort, convenience, and style.

Built in 2002



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2250313      |
| Price          | \$374,500     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,210         |
| Acres          | 0.00          |
| Year Built     | 2002          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 504, 2001 Luxstone Boulevard Nw |
| Subdivision | Luxstone                        |
| City        | Airdrie                         |
| County      | Airdrie                         |
| Province    | Alberta                         |
| Postal Code | T4B 2Y6                         |

## Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Playground, Visitor Parking  |
| Utilities      | None                         |
| Parking Spaces | 2                            |
| Parking        | Assigned, Stall, See Remarks |

## Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), No Smoking Home                                                           |
| Appliances        | Dishwasher, Electric Stove, Freezer, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                               |
| Cooling           | None                                                                                                     |
| Has Basement      | Yes                                                                                                      |
| Basement          | Finished, Full                                                                                           |

## Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Private Entrance     |
| Lot Description   | Few Trees            |
| Roof              | Asphalt Shingle      |
| Construction      | Concrete, Wood Frame |
| Foundation        | Poured Concrete      |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 3                 |
| Zoning         | R2-T              |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.