

# \$375,000 - 701, 703 Luxstone Square Sw, Airdrie

MLS® #A2236120

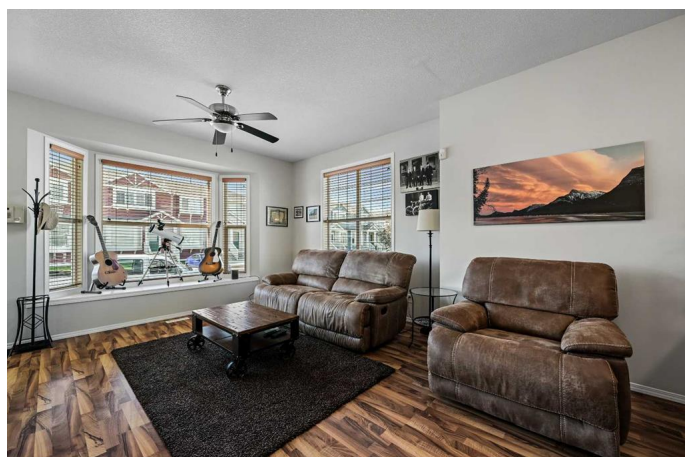
**\$375,000**

2 Bedroom, 3.00 Bathroom, 1,176 sqft

Residential on 0.04 Acres

Luxstone, Airdrie, Alberta

Welcome to this bright and spacious END-UNIT townhome in the heart of Airdrie's desirable Luxstone community. This beautifully maintained 2-storey features 2 bedrooms, 2.5 bathrooms, and over 1,600 sqft of total living space, backing into peaceful common green space – perfect for relaxing, entertaining, or letting the kids play. As an end unit, this home benefits from extra windows that flood the interior with natural light. The main floor offers 9'™ ceilings, a welcoming foyer, and an open-concept layout that blends comfort and functionality. Enjoy a front-facing living room, a central kitchen with stainless steel appliances, raised eating bar, corner walk-in pantry, and a sunny dining nook that overlooks the backyard and green space. Updated lighting fixtures and newly refinished cabinets add a fresh, modern touch, and a convenient 2pc powder room completes the main level. Upstairs you'll find a versatile bonus room – perfect as a second family room, office, or easily converted into a 3rd bedroom. The upper floor also includes a generous primary suite with a walk-in closet (with a window), a second bedroom, and a 4-piece cheater ensuite/main bathroom. The fully finished basement adds even more value with a massive rec room, 3-piece bathroom, laundry area, and plenty of storage. This home also includes 2 outdoor parking stalls and is ideally located with quick access to walking paths, parks, schools, transit, and shopping. Living in Luxstone means enjoying a vibrant,



community-focused lifestyle. Spend weekends at Nose Creek Park exploring trails, fishing in the trout pond, or enjoying the pickleball courts. Chinook Winds Park offers splash parks, skateparks, and playgrounds just minutes away. Dining, shopping, and services are all nearby â€” making everyday living easy and enjoyable. Whether you're a first-time buyer, downsizing, or investing, this move-in-ready end unit is the perfect place to call home.

Built in 2005

**Essential Information**

MLS® #	A2236120
Price	\$375,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,176
Acres	0.04
Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	701, 703 Luxstone Square Sw
Subdivision	Luxstone
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 0A3

**Amenities**

Amenities	Visitor Parking
Parking Spaces	2

Parking	Stall
---------	-------

## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Landscaped, Lawn, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 3rd, 2025
Days on Market	6
Zoning	R2-T

## Listing Details

Listing Office	Grassroots Realty Group
----------------	-------------------------

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.