

# \$660,000 - 2034 Luxstone Boulevard Sw, Airdrie

MLS® #A2263117

**\$660,000**

4 Bedroom, 4.00 Bathroom, 1,684 sqft

Residential on 0.09 Acres

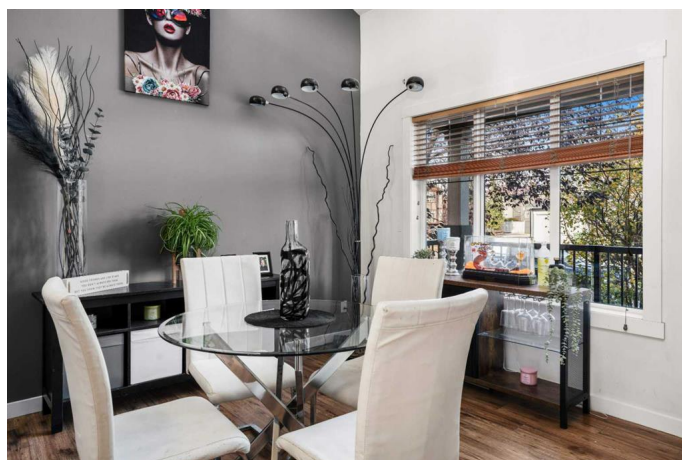
Luxstone, Airdrie, Alberta

Welcome to this well-maintained 4-bedroom, 2-storey family-friendly living space. The main floor features a renovated kitchen (2023) with granite countertops, updated cabinets, tile backsplash, and modern appliances under four years old. The open-concept dining and living area provides a bright, functional layout. Upstairs includes a primary suite with walk-in closet and ensuite, 2 more bedrooms plus a convenient office/nursery nook. Recent updates include hardwood and tile flooring (2023), bathroom countertops (2025), hot water tank (2023), and shingles (2017). The landscaped yard offers new sod, a 12x10 pergola, and a 12x8 garden shed. Attached double garage provides direct access to the home from the kitchen and pantry area. The basement has 2 more bedrooms (without closets but does have windows), also has a rec room area and laundry. Move-in ready and available for immediate possession there is a pre inspection available that was done at the time of listing and the carpets were professionally cleaned.

Built in 2005

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2263117  |
| Price     | \$660,000 |
| Bedrooms  | 4         |
| Bathrooms | 4.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,684       |
| Acres          | 0.09        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 2034 Luxstone Boulevard Sw |
| Subdivision | Luxstone                   |
| City        | Airdrie                    |
| County      | Airdrie                    |
| Province    | Alberta                    |
| Postal Code | T4B 0A4                    |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, High Ceilings, Open Floorplan                |
| Appliances        | Dishwasher, Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                         |
| Cooling           | None                                                                            |
| Fireplace         | Yes                                                                             |
| # of Fireplaces   | 1                                                                               |
| Fireplaces        | Electric, Family Room                                                           |
| Has Basement      | Yes                                                                             |
| Basement          | Finished, Full                                                                  |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Fire Pit               |
| Lot Description   | Level, Rectangular Lot |
| Roof              | Asphalt Shingle        |

|              |                          |
|--------------|--------------------------|
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 12                |
| Zoning         | R1                |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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