

**804, 620 Luxstone Landing SW**  
**Airdrie, Alberta**

**MLS # A2227575**



**\$409,999**

<b>Division:</b>	Luxstone		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	179,782 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, No Neighbours Behind, Pasture, Private		

**Heating:** Forced Air

**Floors:** Laminate

**Roof:** Asphalt Shingle

**Basement:** Partial, Partially Finished

**Exterior:** Concrete, Stone, Vinyl Siding

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 327

**LLD:** -

**Zoning:** R2 T

**Utilities:** -

**Inclusions:** N/A

Welcome to this beautiful townhouse in Airdrie, offering a well-designed living space perfect for a young family or couple. The fully landscaped front and back yards provide significant outdoor areas for relaxing or entertaining. This home also features a single front attached garage with a driveway that accommodates an additional car, plus an electric car charging station in the garage for added convenience. Inside, the bright open-concept layout seamlessly connects the living, dining, and kitchen areas. The inviting living room is filled with natural light, while the modern kitchen boasts stainless steel appliances, elegant countertops, and a stylish backsplash. A convenient 2-piece bathroom completes the main floor. Upstairs, the primary bedroom offers a private ensuite, while two additional bedrooms share a full bathroom—ideal for first-time buyers or growing families. The fully finished basement provides extra space for relaxation, giving an extra 500 feet making this home 1600 sq feet of living space