

# \$600,000 - 574 Luxstone Landing Sw, Airdrie

MLS® #A2205935

**\$600,000**

3 Bedroom, 3.00 Bathroom, 1,844 sqft  
Residential on 0.09 Acres

Luxstone, Airdrie, Alberta

Welcome to this exceptional 2-storey home nestled in the heart of Airdrie's beloved and family-friendly community of Luxstone. With almost 1,900 square feet of beautifully developed living space, this home offers the perfect blend of function, comfort, and modern design tailored for young or growing families looking to settle into a vibrant neighborhood close to schools, playgrounds, parks, walking paths, and every essential amenity. From the street, this home radiates warmth and charm. Striking roof lines, a well-maintained exterior with rich stone accents, and symmetrical front-facing windows give the property a polished, welcoming presence. The double attached garage and mature landscape add both convenience and character, creating that perfect "welcome home" feeling every time you or your guests pull into the driveway. Step inside to discover a spacious open-concept main floorplan that is bathed in natural light and features rich hardwood flooring. The well-appointed kitchen serves as the heart of the home, with quartz countertops, a premium stainless steel appliance package, a stylish tile backsplash, deep espresso cabinetry for ample storage, and a central island that's perfect for entertaining, meal prep, or casual morning coffee. Flowing seamlessly from the kitchen is the generously sized dining nook—an ideal setting for weeknight dinners or family gatherings—with sliding doors that lead to an expansive rear deck. This outdoor living space offers room to



dine alfresco, host summer barbecues, or relax while children and pets play in the fully fenced and landscaped backyard. The cozy living room invites you to unwind by the warmth of the gas fireplace—whether you're curling up with a good book, sharing stories with loved ones, or enjoying a quiet evening after a long day. The soft glow of the fire creates an inviting atmosphere year-round, making it the heart of the home where comfort and connection come naturally. Completing this level is the 2-piece powder room and a thoughtfully designed mudroom with access to the garage add practical, everyday convenience—streamlining busy routines and keeping your home effortlessly organized. Upstairs, you'll find a bright and airy bonus room that offers flexible space for a playroom, media zone, or work-from-home office. This is the best place in the house to watch the newest TV series while the kids get ready for bed, or your favourite sports team. The primary retreat is a true sanctuary with its walk-in closet and a 4-piece ensuite featuring a stand-up shower and a relaxing soaker tub—perfect for unwinding after a long day. Whether you're starting your morning with a refreshing rinse or ending your evening with a quiet soak, this spa-inspired space offers a private escape designed for both function and indulgence. Thoughtful finishes and a calming ambiance turn daily routines into moments of serenity. You'll also appreciate the convenience of upper-level laundry. Don't miss your chance to make this home your own!

Built in 2008

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | A2205935  |
| Price    | \$600,000 |
| Bedrooms | 3         |

|                |             |
|----------------|-------------|
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,844       |
| Acres          | 0.09        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 574 Luxstone Landing Sw |
| Subdivision | Luxstone                |
| City        | Airdrie                 |
| County      | Airdrie                 |
| Province    | Alberta                 |
| Postal Code | T4B 0C7                 |

### **Amenities**

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

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Stone Counters       |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Decorative, Family Room, Gas  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### **Exterior**

|                   |              |
|-------------------|--------------|
| Exterior Features | Private Yard |
|-------------------|--------------|

|                 |  |
|-----------------|--|
| Lot Description | Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Level, Private, Rectangular Lot, Street Lighting |
| Roof            | Asphalt Shingle  |
| Construction    | Vinyl Siding, Wood Frame   |
| Foundation      | Poured Concrete  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 8                |
| Zoning         | R1               |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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