

# \$375,000 - 106, 2006 Luxstone Boulevard, Airdrie

MLS® #A2229765

**\$375,000**

3 Bedroom, 2.00 Bathroom, 1,182 sqft  
Residential on 0.00 Acres

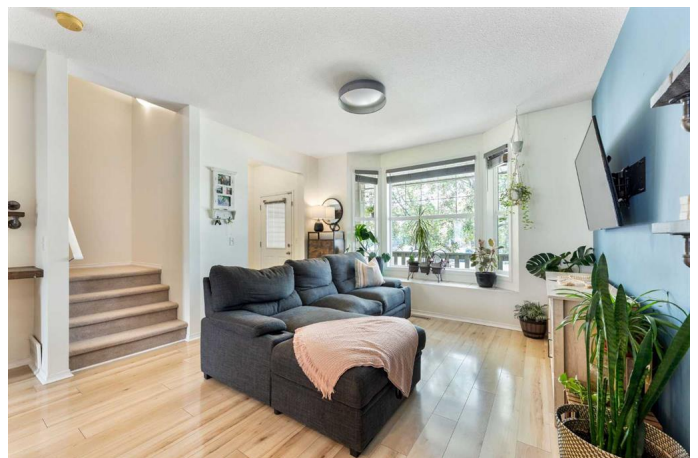
Luxstone, Airdrie, Alberta

Beautifully updated 3 bed townhome in Luxstone—move-in ready & walking distance to shops, restaurants, parks & schools! The kitchen features refinished cabinets, quartz counters, matte black undermount sink, stone backsplash & bar front, plus a new coffee/bar area for added function. Fresh paint throughout. Handy nook off kitchen is perfect for a desk or play area. Upstairs offers a spacious primary with window seat, 2 more bedrooms, and a fully renovated 4-pc bath (2025) with all new finishes. Basement is partially finished with room to expand. Enjoy new flower beds in front & back. Two parking stalls right out front, visitor parking few stalls down. Walk to St. Martin de Porres High School; also near W.H. Croxford High. Designated elementary is Nose Creek in Bayside. A must-see!

Built in 2003

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2229765  |
| Price          | \$375,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,182     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 2003          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 106, 2006 Luxstone Boulevard |
| Subdivision | Luxstone                     |
| City        | Airdrie                      |
| County      | Airdrie                      |
| Province    | Alberta                      |
| Postal Code | T4B 0C4                      |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Trash, Visitor Parking |
| Parking Spaces | 2                      |
| Parking        | Assigned, Stall        |

### Interior

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Bar |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer                                                                                |
| Heating           | Forced Air, Natural Gas                                                                                                                          |
| Cooling           | None                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                              |
| Basement          | Full, Partially Finished                                                                                                                         |

### Exterior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Outdoor Grill, Uncovered Courtyard                                                                                     |
| Lot Description   | Backs on to Park/Green Space, Front Yard, Landscaped, Low Maintenance Landscape, Few Trees, Level, No Neighbours Behind, Street Lighting |
| Roof              | Asphalt Shingle                                                                                                                          |
| Construction      | Vinyl Siding                                                                                                                             |
| Foundation        | Poured Concrete                                                                                                                          |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | August 9th, 2025 |
|-------------|------------------|

|                |      |
|----------------|------|
| Days on Market | 22   |
| Zoning         | R2-T |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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