

\$470,000 - 2088 Luxstone Boulevard Sw, Airdrie

MLS® #A2249529

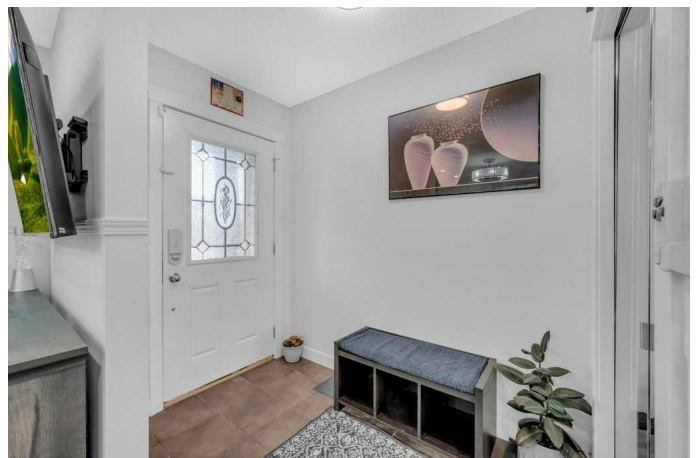
\$470,000

4 Bedroom, 4.00 Bathroom, 1,448 sqft

Residential on 0.06 Acres

Luxstone, Airdrie, Alberta

****OPEN HOUSE - AUGUST 31st - 2pm to 4pm **** Welcome to Your Beautiful Home in Luxstone, Airdrie! Discover this well-maintained and upgraded home in the desirable community of Luxstone, offering nearly 2,100 sq. ft. of livable space – perfect for first-time buyers or those looking to downsize without compromising comfort or quality. Step into a spacious foyer with a generous closet that leads to a bright, open living area featuring new flooring. The gourmet kitchen boasts plenty of cabinetry, TWO pantries, double sink, and brand-new, energy-efficient LG appliances including a smart refrigerator, gas stove, hood fan, dishwasher, and microwave. The elegant granite countertops make this kitchen both functional and beautiful – a true delight for cooking and entertaining. The large dining room, with its massive window and abundance of natural light, flows into the mudroom with a convenient 2-piece bathroom and direct access to the low-maintenance backyard. The backyard features ample space for kids and family gatherings, and a gravel pad ready for a future 19' x 20' double garage – just waiting for your personal touch. Upstairs, you™ll find brand new carpet, two generously sized bedrooms, a 4-piece bathroom, and a spacious primary suite that easily accommodates a king-sized bed. The renovated 4-piece ensuite includes double sinks, a large stand-up shower, and a walk-in closet with a window. All light fixtures and



finishes have been tastefully upgraded. The fully finished basement, completed with permits, features a large bedroom with natural light, a quiet office area, a cozy family room with an electric fireplace, a 3-piece bathroom, and a dedicated laundry room. Additional highlights include: Fresh paint throughout the home, Furnace and hot water tank serviced regularly, Close to schools, parks, shopping, and all essential amenities. This stylish, move-in-ready home is a must-see! Book your private showing today!

Built in 2007

Essential Information

MLS® #	A2249529
Price	\$470,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,448
Acres	0.06
Year Built	2007
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	2088 Luxstone Boulevard Sw
Subdivision	Luxstone
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 0H4

Amenities

Parking Spaces	2
----------------	---

Parking	Parking Pad
---------	-------------

Interior

Interior Features	Ceiling Fan(s), Chandelier, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Playground, Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, City Lot, Low Maintenance Landscape, No Neighbours Behind, Paved, Private, Square Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 18th, 2025
Days on Market	12
Zoning	R2

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.