

\$635,000 - 17 Luxstone Rise Sw, Airdrie

MLS® #A2254700

\$635,000

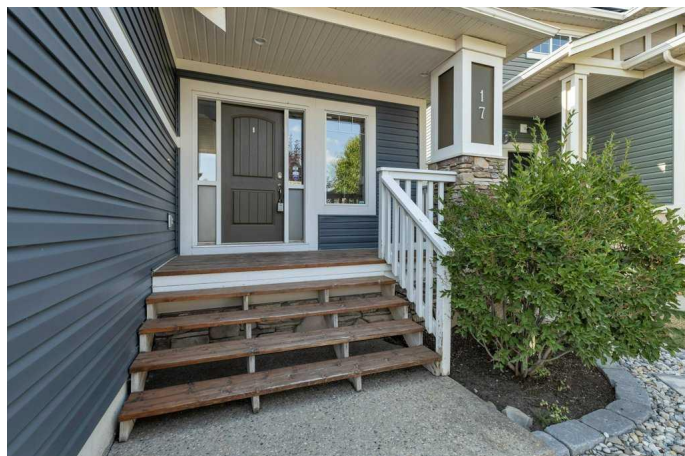
3 Bedroom, 4.00 Bathroom, 2,006 sqft

Residential on 0.12 Acres

Luxstone, Airdrie, Alberta

This inviting home blends warmth, functionality, and unique character in every detail.

The upper-level features 3 spacious bedrooms, 2 full bathrooms, a bonus area and laundry. The primary suite offers custom built-in closet organizers and a beautiful ensuite with separate tub and shower. The secondary bedrooms are equally charming, with one offering a cozy window seat nook and both with versatile closet organization systems to make everyday living easier. On the main level, you'll find a bright open-concept kitchen and living area perfect for entertaining. The kitchen boasts a gas stove, wood shelving in the pantry, and modern appliances while the living room is anchored by a cozy stone-surround gas fireplace. Also on the main floor, a dedicated office space and convenient half bath that add both functionality and comfort. The fully finished basement offers opportunity for anything you have in mind. Complete with a large recreational space, a 3-piece bathroom and some added storage spaces. One of the highlights of this home, is stepping outside to the beautiful backyard oasis. A low-maintenance backyard with synthetic turf, designed for relaxation and gatherings. Enjoy evenings around the large stone fireplace or unwind in the private hot tub with wood privacy screens, this truly is your own outdoor retreat. Some Unique Character Traits: Reclaimed brick throughout the home from the Chicago Transit Authority, which adds



timeless style throughout. Custom closets and built-ins for smart storage. Window sill seating in both the living room, bonus room and upstairs bedroom. Updated Systems: fridge (3 yrs), furnace (3 yrs), hot water on demand (3 yrs), water softener (3 yrs), central vacuum canister (7 yrs). A freshly painted exterior and main floor as well as Central Air Conditioning for year-round comfort, what more could you ask for! This home combines thoughtful updates, unique finishes, and a one-of-a-kind backyard thatâ€™s perfect for everyday living and entertaining!

Built in 2008

Essential Information

MLS® #	A2254700
Price	\$635,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,006
Acres	0.12
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	17 Luxstone Rise Sw
Subdivision	Luxstone
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 0J9

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Off Street
# of Garages	2

Interior

Interior Features	Granite Counters, Kitchen Island, Pantry, Tankless Hot Water, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Fire Pit, Private Yard
Lot Description	Back Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 12th, 2025
Days on Market	1
Zoning	R1

Listing Details

Listing Office	eXp Realty
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