

# **\$369,900 - 206, 620 Luxstone Landing Sw, Airdrie**

MLS® #A2235356

**\$369,900**

3 Bedroom, 3.00 Bathroom, 1,259 sqft

Residential on 0.03 Acres

Luxstone, Airdrie, Alberta

SAT AND SUN ONLY AUG 2nd & 3rd -  
MASSIVE PRICE DROP to \$369,900!! This  
IMMACULATE and well cared for Townhouse  
exudes PRIDE OF OWNERSHIP, has been  
FRESHLY PAINTED, is MOVE IN READY.  
You can easily watch your little ones play on  
the PLAYGROUND that is just steps away  
from the Townhome making this such a great  
place for your Family to call home. When you  
enter, you will immediately notice the 9'™  
Ceilings and the HARDWOOD Flooring that  
leads you to the Open Concept Main Floor  
Design. Large South Facing Windows bathe  
the Living Room with lots of Natural Light. The  
Living Room can be arranged in many ways to  
accommodate your furniture. The  
SPECTACULAR KITCHEN has an Abundance  
of Cabinets for easy storage of your items, and  
has a BRAND NEW STAINLESS STEEL  
STOVE AND REFRIGERATOR plus a Large  
Island with New Kitchen Faucets. The Dining  
area opens to the Patio and yard space. The  
Upper Level has a Spacious Primary Bedroom  
with Walk-in Closet and 4 pc Ensuite. 2 Large  
Additional Bedrooms and a 4 Pc Bathroom  
complete the Upper Level. The Lower Level  
has been drywalled and mudded, has the  
Laundry Room with a new Washer (2023), and  
has rough-in plumbing for a future bathroom.  
This Townhouse has an Attached Garage for  
your vehicle and storage. This Townhouse is  
available for a QUICK POSSESSION if  
needed. Dogs are permitted with Board  
Approval. There are great walking paths that



lead you to the core of Airdrie, Nose Creek Park, Schools, Shopping and more. Ensure to watch the tour on MLS or Realtor.ca

Built in 2007

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2235356      |
| Price          | \$369,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,259         |
| Acres          | 0.03          |
| Year Built     | 2007          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 206, 620 Luxstone Landing Sw |
| Subdivision | Luxstone                     |
| City        | Airdrie                      |
| County      | Airdrie                      |
| Province    | Alberta                      |
| Postal Code | T4B 0B5                      |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Playground             |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home                                |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer |

|              |                  |
|--------------|------------------|
| Heating      | Forced Air       |
| Cooling      | None             |
| Has Basement | Yes              |
| Basement     | Full, Unfinished |

## Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Playground                                               |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Rectangular Lot |
| Roof              | Asphalt Shingle                                          |
| Construction      | Stone, Vinyl Siding, Wood Frame                          |
| Foundation        | Poured Concrete                                          |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 28th, 2025 |
| Days on Market | 36              |
| Zoning         | R2-T            |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | RE/MAX Rocky View Real Estate |
|----------------|-------------------------------|

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