

# \$738,900 - 17 Luxstone Rise Sw, Airdrie

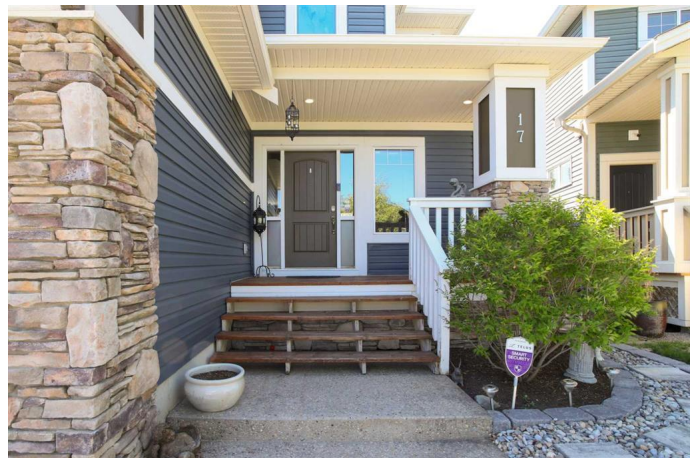
MLS® #A2233058

## \$738,900

3 Bedroom, 4.00 Bathroom, 2,096 sqft  
Residential on 0.12 Acres

Luxstone, Airdrie, Alberta

OPEN HOUSE SUNDAY AUGUST 10th  
1pm-4pm. This gorgeous 2 Storey home is a MUST to see and shows 10/10. If you are looking for the ideal family home that has everything your family needs, look no further. Great curb appeal with a front yard unique rock garden with no grass lets you relax and enjoy your yard with little upkeep. Over 2000sq.ft with a practical and roomy layout that is ideal for entertaining large groups or just relaxing with the family. The main floor has an office that is ideal to work out of and is tucked away for privacy. The idyllic kitchen is situated off the family room and is spacious with lots of counter space and cupboards. Whether you are preparing for a large dinner party or just a casual family meal, you will find ample room to prep for it. Access to the deck is conveniently located off of the kitchen making Barbecuing simple and convenient. When stepping out onto the deck, you are entering your own private paradise! With a 3 level sunshine deck that features a hot tub, fireplace and gorgeous low maintenance landscaping with realistic looking artificial grass. The backyard can't be described but must be seen to be appreciated. The second floor features everything a family would need including 3 good sized bedrooms, a large bonus room, upstairs laundry, closet organizers and many other benefits. Enjoy the large and well laid out Master Bedroom Retreat by relaxing in front of the fireplace. Also features a beautiful 5 piece ensuite, big



walk in closet and is very bright and open. If you still need more room than the main and upper floors provide, then relax and enjoy time in the fully developed basement that is great for family movie night or for entertaining. The basement features a huge recreation room, a cozy den, a full bathroom and a storage room. Some other upgrades include brick accents and wall of Reclaimed Brick from the Chicago Transit Authority, Air Conditioning and a Constant Hot Water Boiler that is an energy efficient luxury! This wonderful home is conveniently located close to schools, shopping, major roadways and too much more to mention. Quick Possession Available! Call your Realtor to schedule a private viewing.

Built in 2008

### **Essential Information**

MLS® #	A2233058
Price	\$738,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,096
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  
# of Garages 2

### Interior

Interior Features Closet Organizers, Granite Counters, Kitchen Island, Pantry, Tankless Hot Water  
Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings, Built-In Gas Range  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features BBQ gas line, Private Yard, Built-in Barbecue  
Lot Description Back Yard, Cul-De-Sac, Garden, Landscaped, Gazebo  
Roof Asphalt Shingle  
Construction Stone, Vinyl Siding, Wood Frame, Wood Siding  
Foundation Poured Concrete

### Additional Information

Date Listed June 19th, 2025  
Days on Market 52  
Zoning R-1

### Listing Details

Listing Office First Place Realty

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