

# \$799,900 - 134 Luxstone View Sw, Airdrie

MLS® #A2227122

**\$799,900**

4 Bedroom, 4.00 Bathroom, 2,319 sqft

Residential on 0.12 Acres

Luxstone, Airdrie, Alberta

Original Owners present this IMMACULATE WALKOUT, stylishly upgraded home in a desirable family-oriented community which is sure to impress. Located on a MASSIVE Lot, BACKING East onto a GREEN BELT & WALKING PATH (leading to parks/schools/amenities) on a low-traffic, quiet street! The open and bright interior boasts gleaming hardwood & upgraded LVP floors, an abundance of natural light & a modern yet comfortable design. The living room promotes relaxation with clear sight lines that encourage seamless conversations with family and guests. Beautiful feature fireplace is a focal point and immediately sets the tone for this highly UPGRADED HOME. Any chef will feel inspired in the stunning RICH custom kitchen featuring granite countertops, all major appliances, plenty of prep space/extra storage, and a breakfast bar island for everyone to gather around. Encased in windows the breakfast nook is bright and sunny with peaceful backyard views of the green space/park behind. Access to your private deck with steps leading to your very own oasis, fully landscaped/fenced/obscured glass privacy walls & gas line to the BBQ! 9â€™™ ceilings on the main & upper levels, central A/C, upgraded lighting fixtures & window treatments, underground sprinklers and more! A convenient MAIN FLOOR OFFICE, powder room & back boot room with built-in lockers complete this level nicely. Feel spoiled daily in the calming LOFT BONUS ROOM (loads of



natural light) on the upper level. Steps away you'll find double doors leading to your spacious primary retreat with a walk-in closet and a SPA-LIKE full en suite (views of the green space and mature trees). 2 additional bedrooms on this level are both spacious and share the 4-piece family bathroom & UPPER LEVEL LAUNDRY. Professionally developed basement is ONE-OF-A-KIND with an amazing rec space, 4th bedroom & Flex/Gym space. Gorgeous built-ins with an enclosed glass WINE CELLAR! An embedded linear fireplace with floor-to-ceiling tile is a WOW! Another full bathroom, multiple storage rooms, IN-FLOOR-HEAT (2 zones) & sunshine windows throughout the walkout level makes you truly feel like you're in a main living space. A second patio space is covered and perfect for those private hangouts with friends or family. Soak up the sun, host BBQ's, or simply unwind on the large upper deck, landscaped and flat backyard with lots of grassy play space for kids that is privately fenced with mature trees/garden beds and gives plenty of separation from the neighbours! Loads of parking out front on the driveway, a true DOUBLE ATTACHED HEATED GARAGE with room for both vehicles! Phantom screen, newer shingles, wet bar, open-riser staircase, LED soffit night lighting, gas stove, alarm system &...the upgrades keep going! The neighborhood also hosts all ages of schools, parks, pathways and is mere minutes to every amenity. Easy access out of town for the commuters. PRIDE OF OWNERSHIP to say the least!

Built in 2009

### **Essential Information**

MLS® #	A2227122
Price	\$799,900
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,319
Acres	0.12
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	134 Luxstone View Sw
Subdivision	Luxstone
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 0J7

### Amenities

Parking Spaces	5
Parking	Additional Parking, Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Heated Garage
# of Garages	2

### Interior

Interior Features	Bar, Built-in Features, Closet Organizers, Crown Molding, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	In Floor, Fireplace(s), Forced Air, See Remarks
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes

Basement	Finished, Full, Walk-Up To Grade
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## Exterior

Exterior Features	BBQ gas line, Courtyard, Garden, Other, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Landscaped, Lawn, Level, No Neighbours Behind, Private, Rectangular Lot, Secluded, See Remarks, Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 4th, 2025
Days on Market	16
Zoning	R1

## Listing Details

Listing Office	Legacy Real Estate Services
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