

# \$389,700 - 403, 703 Luxstone Square Sw, Airdrie

MLS® #A2259643

**\$389,700**

3 Bedroom, 3.00 Bathroom, 1,171 sqft

Residential on 0.04 Acres

Luxstone, Airdrie, Alberta

Step into stylish comfort in this beautifully maintained 3-bedroom, 2.5-bath 2-storey townhome located in the heart of family-friendly Luxstone. Boasting over 1,700 sqft of total thoughtfully designed living space with a fully finished basement, this home is the perfect fit for first-time buyers, growing families, downsizers, or savvy investors.

The bright and inviting main floor features soaring 9'™ ceilings, a large bay window that fills the living room with natural light, modern ceiling fans in both the living and dining areas, and rich laminate floors. The dining space opens to a sun-filled south-facing backyard with your very own private deck backing onto green space and pergola—perfect for summer barbecues or peaceful morning coffees.

The refreshed kitchen is a true showstopper with striking navy blue cabinets accented by gold hardware, a sleek white tile backsplash, under-cabinet lighting, and designer granite countertops. A corner pantry, stainless steel appliances, USB-integrated outlets, and a flush eat-up island with added storage make this a modern kitchen ready for everyday function or entertaining.

Upstairs, discover three generously sized bedrooms (each equipped with their own ceiling fan), the serene primary suite offers a large walk-in closet and a convenient cheater



4-pc ensuite. The finished basement provides a massive rec room, a full bathroom, separate storage room, and laundry tucked out of the way—ideal for play space, movie nights, or a home gym.

Enjoy the two assigned parking stalls, with bonus street parking right in front of the townhome, and a fantastic location just steps from schools, parks, playgrounds, pathways, and everyday amenities.

This is your chance to own a move-in ready Airdrie townhome with charm, updates, and unbeatable value!

Built in 2005

### **Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2259643      |
| Price          | \$389,700     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,171         |
| Acres          | 0.04          |
| Year Built     | 2005          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 403, 703 Luxstone Square Sw |
| Subdivision | Luxstone                    |
| City        | Airdrie                     |
| County      | Airdrie                     |
| Province    | Alberta                     |
| Postal Code | T4B 0A3                     |

## Amenities

|                |                                                |
|----------------|------------------------------------------------|
| Amenities      | Gazebo, Visitor Parking                        |
| Parking Spaces | 2                                              |
| Parking        | Assigned, On Street, Stall, Additional Parking |

## Interior

|                   |                                                                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings                                                                                          |
| Heating           | Forced Air, Natural Gas                                                                                                                                                               |
| Cooling           | None                                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                                   |
| Basement          | Finished, Full                                                                                                                                                                        |

## Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Other                                           |
| Lot Description   | Backs on to Park/Green Space, Landscaped, Level |
| Roof              | Asphalt Shingle                                 |
| Construction      | Vinyl Siding, Wood Frame                        |
| Foundation        | Poured Concrete                                 |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 5                    |
| Zoning         | R2-T                 |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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