

# \$375,000 - 404, 703 Luxstone Square Sw, Airdrie

MLS® #A2259939

**\$375,000**

2 Bedroom, 3.00 Bathroom, 1,193 sqft

Residential on 0.04 Acres

Luxstone, Airdrie, Alberta

This corner unit townhome offers style, space, and comfort in a fantastic location. Fully finished by the builder with thoughtful upgrades, it's the perfect place to call home. Upstairs, you'll find 2 bedrooms, a spacious bonus room, a 4-piece bath, and a handy privacy door from the primary bedroom making it feel like an ensuite. The main floor has 9 ft ceilings and large windows that flood the home with natural light. The kitchen has plenty of cabinetry, a corner pantry, and a breakfast bar—all adding to the charm. A quaint dining area, 2-piece powder room, and back entrance complete this level.

The fully finished basement expands your living space with an oversized family room and a 3-piece bath with shower, and a well-designed laundry room with washer & dryer included.

At 1,700 sq. ft. of finished living space, this home is move-in ready and stands out with its corner location and show home touches.

Opportunities like this don't come often—act fast!



Built in 2005

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2259939  |
| Price     | \$375,000 |
| Bedrooms  | 2         |
| Bathrooms | 3.00      |

|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,193         |
| Acres          | 0.04          |
| Year Built     | 2005          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 404, 703 Luxstone Square Sw |
| Subdivision | Luxstone                    |
| City        | Airdrie                     |
| County      | Airdrie                     |
| Province    | Alberta                     |
| Postal Code | T4B 0A3                     |

### Amenities

|                |                                        |
|----------------|----------------------------------------|
| Amenities      | Parking, Snow Removal, Visitor Parking |
| Parking Spaces | 2                                      |
| Parking        | Stall                                  |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Open Floorplan, Pantry, Soaking Tub, Track Lighting |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer                                  |
| Heating           | Forced Air                                                                         |
| Cooling           | None                                                                               |
| Has Basement      | Yes                                                                                |
| Basement          | Finished, Full                                                                     |

### Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Other                             |
| Lot Description   | Back Yard, Front Yard, Landscaped |
| Roof              | Asphalt Shingle                   |
| Construction      | Vinyl Siding, Wood Frame          |
| Foundation        | Poured Concrete                   |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 1                    |
| Zoning         | R2-T                 |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.