

# \$367,500 - 504, 2001 Luxstone Boulevard Nw, Airdrie

MLS® #A2250313

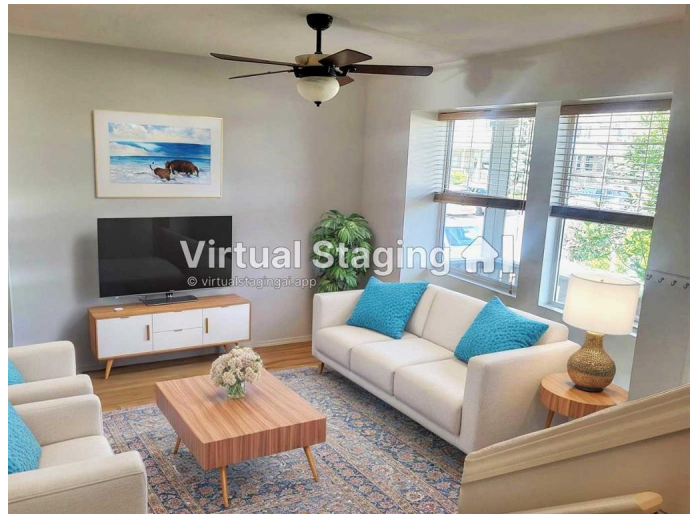
## \$367,500

3 Bedroom, 4.00 Bathroom, 1,210 sqft  
Residential on 0.00 Acres

Luxstone, Airdrie, Alberta

WELCOME to this NEWLY PRICE REDUCED end-unit townhouse offering a spacious and modern living space with fresh paint on both the main and upper floors, giving it a bright and updated feel. The open floor plan creates a seamless flow throughout the main level, perfect for both entertaining and daily living. The kitchen features a breakfast bar, ideal for casual meals or entertaining, and there's an office area conveniently located just off the kitchen—perfect for working from home or as a quiet study area. Upstairs, you'll find three well-sized bedrooms, including a master suite with its own ensuite bathroom for added privacy, 2 more bedrooms plus a 4 pc bath. The hardwood flooring throughout the main and upper levels adds warmth and sophistication. The developed basement is a standout feature, offering a versatile space with a family room, a den/gym for your fitness or relaxation needs, and a full 4-piece bathroom. Additionally, the basement has a laundry area PLUS GREAT storage on each end of the basement. With two dedicated parking stalls outside the front door and the bonus of being next to visitor parking, you'll have plenty of room for both residents and guests. The location is prime—just minutes away from schools and shopping, providing easy access to all the essentials. This townhouse is a perfect blend of comfort, convenience, and style.

Built in 2002



## Essential Information

MLS® #	A2250313
Price	\$367,500
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,210
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	504, 2001 Luxstone Boulevard Nw
Subdivision	Luxstone
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2Y6

## Amenities

Amenities	Playground, Visitor Parking
Utilities	None
Parking Spaces	2
Parking	Assigned, Stall, See Remarks

## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Freezer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Entrance
Lot Description	Few Trees
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete



**Additional Information**

Date Listed	August 20th, 2025
Days on Market	45
Zoning	R2-T

**Listing Details**

Listing Office	CIR Realty
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