

**712 Luxstone Landing SW**  
**Airdrie, Alberta**

**MLS # A2286053**



**\$639,900**

<b>Division:</b>	Luxstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,235 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Corner Lot, Creek/River/Stream/P		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub		

**Inclusions:** N/A

Welcome to this beautifully maintained front double garage detached home, perfectly situated on a premium corner lot backing directly onto the creek in the highly desirable community of Luxstone, Airdrie. From the moment you arrive, you’ll appreciate the space, privacy, and natural surroundings this home offers. The main floor features a huge, inviting living room filled with natural light, a versatile den/office ideal for working from home, and a tucked-away half bath for added convenience. The kitchen is both functional and elegant, complete with granite countertops, a pantry, and plenty of space to cook and entertain. Upstairs, you’ll find a spacious primary bedroom retreat with a 5-piece ensuite, along with three additional generously sized bedrooms and a shared 5-piece bathroom, perfect for growing families. The unfinished basement offers endless potential to design and build exactly what your family needs. Corner lot. Creek backing. Well maintained. In one of Airdrie’s most sought-after communities. This is the kind of home that doesn’t last.