

# \$515,000 - 99 Luxstone Point Sw, Airdrie

MLS® #A2205930

**\$515,000**

4 Bedroom, 3.00 Bathroom, 1,410 sqft  
Residential on 0.07 Acres

Luxstone, Airdrie, Alberta

Welcome to your dream home in the heart of Luxstone, Airdrie! 99 Luxstone Point SW is beautifully updated, offering the perfect blend of modern upgrades and comfortable living spaces, ideal for families or anyone looking for a move-in-ready home.

Upstairs features three spacious bedrooms and a beautifully renovated bathroom complete with dual vanities, a relaxing soaker tub, and a fully tiled shower. The convenience of upstairs laundry adds ease to your daily routine. The main floor is bright and welcoming, with large windows that let in an abundance of natural light. The kitchen is outfitted with newer appliances, including dishwasher, fridge, and microwave, while a charming coffee bar adds a touch of personality and function. A 2-piece bathroom on the main level adds extra convenience for guests. To top it all off, this home is equipped with air conditioning, ensuring comfort all summer long.

The newly developed basement provides additional living space with a fourth bedroom and another full bathroom, perfect for guests, older children, or a home office setup. Step outside to enjoy a great front patio—ideal for morning coffees or evening chats with friends. Located in the desirable community of Luxstone, this home is surrounded by parks, walking paths, and green spaces, making it perfect for outdoor enthusiasts and families alike. The neighborhood is known for its quiet, friendly vibe while still offering easy access to



shopping, dining, fitness centers, and excellent schools, including nearby options with French Immersion programs.

This home truly has it all—style, space, and a community that feels like home. Don't miss your chance to make it yours!

Built in 2007

### Essential Information

MLS® #	A2205930
Price	\$515,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,410
Acres	0.07
Year Built	2007
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	99 Luxstone Point Sw
Subdivision	Luxstone
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 0H5

### Amenities

Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Granite Counters, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s)
-------------------	--

Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## **Additional Information**

Date Listed	March 28th, 2025
Days on Market	8
Zoning	R2

## **Listing Details**

Listing Office	Real Broker
----------------	-------------

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.