



**DJ Golden**  
**REAL ESTATE**

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**142 Luxstone View SW**  
**Airdrie, Alberta**

**MLS # A2246719**



**\$734,900**

|                  |                                                                           |               |                   |
|------------------|---------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Luxstone                                                                  |               |                   |
| <b>Type:</b>     | Residential/House                                                         |               |                   |
| <b>Style:</b>    | 2 Storey                                                                  |               |                   |
| <b>Size:</b>     | 2,144 sq.ft.                                                              | <b>Age:</b>   | 2009 (16 yrs old) |
| <b>Beds:</b>     | 4                                                                         | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                                    |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                                                                 |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Front Yard, Greenbelt, No Neighb |               |                   |

|                    |                                                                                                              |                   |    |
|--------------------|--------------------------------------------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                      | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                                                                       | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                                                                              | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full                                                                                               | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                                                              | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                                                                                              | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Central Vacuum, No Smoking Home, See Remarks, Soaking Tub, Stone Counters, Tankless Hot Water, Vinyl Windows |                   |    |

**Inclusions:** security cameras, Fire Pit, Shed(x2), Swim Spa(17ft), alarm system

\*\*\*WELCOME HOME\*\*\* Nestled in a PRIME LOCATION on a HUGE LOT & backing directly onto the tranquil GREENSPACE & PARK, this beautifully UPGRADED & FULLY DEVELOPED family home boasts over 3000 sqft across 3 levels. The main level presents a stylish open-concept layout with an abundance of NATURAL LIGHT, featuring 9' ceilings, rich hardwood flooring & EXPANSIVE WINDOWS throughout! Designed for everyday living & entertaining, the BRIGHT & AIRY Living Room with cozy gas FIREPLACE flows seamlessly into the Dining Area & Gourmet CHEF'S KITCHEN, complete with a Large Central Island, Eat-Up Bar, UPGRADED NEWER Stainless Steel Appliances, STONE Countertops & Corner Pantry, all showcasing STUNNING VIEWS of the GREENSPACE! Completing this level is a separate DEN/OFFICE, Mudroom with built-in Open Lockers & Bench & 2pc Powder Room. Upstairs, your ENORMOUS PRIVATE MASTER RETREAT features a large WALK-IN closet, 5pc ENSUITE, complete with Double Vanities, Walk-in Shower, & an oversized Corner Soaker Tub. A HUGE BONUS ROOM with custom BUILT-INS, 2 additional Bedrooms & another FULL Bathroom round off this level. The FULLY FINISHED lower level features a Large FAMILY/REC Room, 4th Bedroom, Full 3pc Bathroom & plenty of STORAGE SPACE. This is the PERFECT spot for movie nights with the family or having friends over for the big game! Ahhhhhh&hellip; Time to Relax & Unwind&hellip; Bask in the morning sunshine in your EXPANSIVE Backyard Retreat & enjoy the peaceful VIEWS with a warm cup of coffee from your OVERSIZED Two-Tiered DECK, or later in the day fire up the BBQ, take a dip in the MASSIVE 17ft SWIM SPA/HOT TUB or simply relax with your favorite drink with friends around the Built-in Fire Pit! Take a stroll through

the PARK & WALKING PATHS directly out your back gate&hellip; the perfect EXTENSION to your OUTDOOR SPACE! Your fully FENCED Backyard also includes 2 storage sheds. Additional RECENT UPGRADES include: NEW Paint, several NEW Appliances, NEW Tankless Water Heater, Central A/C, Central VAC/Electric Dustpan, Water Softener, Security System, Cameras & MORE! Located in a VIBRANT, Family-Friendly Community surrounded by Scenic PATHWAYS, Beautiful GREENSPACES & POND & Year-Round outdoor Recreation, Luxstone is loved for its strong sense of Community, exceptional livability, & countless nearby AMENITIES. Simply MOVE IN & start making new memories with your Family in this Beautiful TURN-KEY Home! \*\*Note: additional washer/dryer rough-in on main floor\*\*