

# \$498,000 - 56 Luxstone Crescent Sw, Airdrie

MLS® #A2237930

**\$498,000**

4 Bedroom, 2.00 Bathroom, 887 sqft

Residential on 0.09 Acres

Luxstone, Airdrie, Alberta

Backs Onto Green Space | Steps from New High School | Long-Term Value.

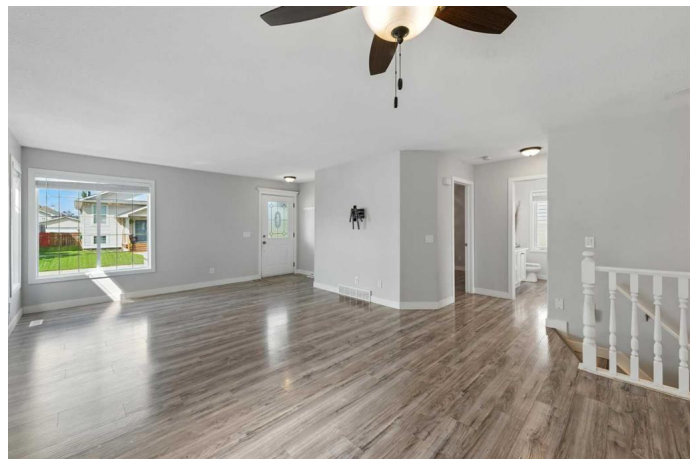
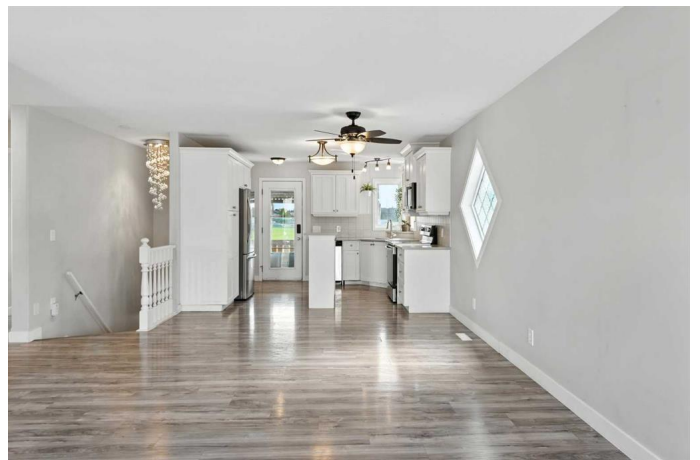
This is the one youâ€™ve been waiting for in Luxstone!

Located on a quiet, family-friendly street and backing onto green space, this well-cared-for 4-bedroom, 2-bath bi-level is packed with potentialâ€”perfect for families, smart investors, or anyone looking for a solid long-term move.

Inside, youâ€™re welcomed by a bright, open-concept layout where the living room flows into a spacious dining area and sunlit kitchen. The south-facing backyard features a double-tiered deckâ€”ideal for summer BBQsâ€”and a concrete pad ready for a future double garage.

Two large bedrooms and a full bath complete the main level. Downstairs is fully finished with two more bedrooms, another full bathroom, laundry, and a generous rec space.

But hereâ€™s the game-changer: a brand-new high school is under construction just a short walk awayâ€”making this a prime location for families and an incredible opportunity for long-term value growth. Plus, with quick access to major roadways, commuting and getting around the city is a breeze.



Lots of street parking out front, a peaceful community vibe, and nothing behind you but green space—this home is a true gem.

Built in 2002

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2237930    |
| Price          | \$498,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 887         |
| Acres          | 0.09        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 56 Luxstone Crescent Sw |
| Subdivision | Luxstone                |
| City        | Airdrie                 |
| County      | Airdrie                 |
| Province    | Alberta                 |
| Postal Code | T4B2W7                  |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 2                                  |
| Parking        | Off Street, On Street, Parking Pad |

### Interior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                                                                      |
| Appliances        | Dishwasher, Microwave, Microwave Hood Fan, Refrigerator, See Remarks, Washer/Dryer, Window Coverings, Electric Stove |
| Heating           | Forced Air, Natural Gas                                                                                              |

|              |                |
|--------------|----------------|
| Cooling      | None           |
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Other                                                                                                                          |
| Lot Description   | Back Lane, Back Yard, Landscaped, Rectangular Lot, Backs on to Park/Green Space, Front Yard, No Neighbours Behind, See Remarks |
| Roof              | Asphalt Shingle                                                                                                                |
| Construction      | Vinyl Siding                                                                                                                   |
| Foundation        | Poured Concrete                                                                                                                |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 24              |
| Zoning         | R1-L            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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