

# \$620,000 - 788 Luxstone Landing Sw, Airdrie

MLS® #A2263313

**\$620,000**

4 Bedroom, 4.00 Bathroom, 1,865 sqft

Residential on 0.09 Acres

Luxstone, Airdrie, Alberta

## UNBEATABLE VALUE ON THE CANAL!

Welcome to a home that feels just right - where comfort, warmth, and function come together perfectly, and tranquil canal views remind you why you love calling this place home. From the moment you arrive, the great curb appeal and no-maintenance front porch invite you to slow down and take it all in. Inside, you're greeted by sunlight spilling across rich hardwood floors, a cozy living room with a recently serviced fireplace, and a kitchen and dining area designed for connection - complete with shaker-style cabinetry, premium stainless steel appliances (Jenn-Air fridge, Bosch dishwasher, KitchenAid stove), and plenty of room for everyone to gather comfortably. Upstairs, beyond the stunning skylight, you'll find three spacious bedrooms, each filled with natural light and warmth, along with two 4-piece bathrooms. The show-stopping master suite is a true retreat - welcoming you through double doors into a generously sized room with a large walk-in closet (with window!). The 4-piece ensuite offers a beautiful soaker tub, stand-up shower, and a gorgeous window that fills the space with soft natural light. The sunshine basement offers even more living space with huge windows, a large recreation area, 4-piece bathroom, and a fourth bedroom - giving you endless flexibility for your family's needs. Whether you envision a theatre room, guest suite, playroom, or home office, this space adapts perfectly. This home



has been lovingly maintained and thoughtfully updated, featuring tankless hot water (on demand), triple-pane windows, four new toilets, a new gas BBQ line to the back deck, and an insulated, drywalled garage with keyless entry. Step outside to your beautiful two-tiered deck, overlooking the peaceful canal - the ideal setting for morning coffee, summer BBQs, or simply watching the kids play in the fully fenced yard. Every detail has been designed to make everyday life easy, comfortable, and enjoyable. From its warm colour palette to its functional floor plan, this home simply feels right - the kind of place where memories are made and family truly comes first.

Built in 2005

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2263313    |
| Price          | \$620,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,865       |
| Acres          | 0.09        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 788 Luxstone Landing Sw |
| Subdivision | Luxstone                |
| City        | Airdrie                 |
| County      | Airdrie                 |
| Province    | Alberta                 |

Postal Code T4B3L1

### Amenities

Parking Spaces 4  
Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features Ceiling Fan(s), Closet Organizers, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)  
Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room, Mantle, Stone  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features BBQ gas line  
Lot Description Back Yard, Backs on to Park/Green Space, Front Yard, Gentle Sloping, Low Maintenance Landscape, Rectangular Lot, Street Lighting  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed October 10th, 2025  
Days on Market 23  
Zoning R1

### Listing Details

Listing Office CIR Realty

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