

# \$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

Back on the Market!!! Backs Onto Green Space | Steps from New High School | Long-Term Value.

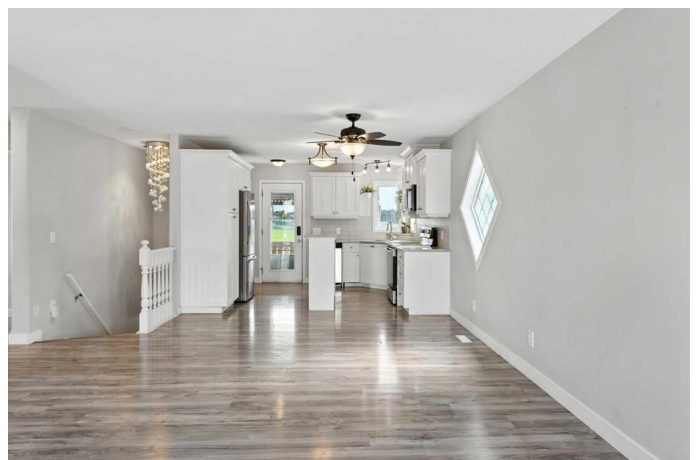
This is the one youâ€™ve been waiting for in Luxstone!

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, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, See Remarks

Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

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

### **Additional Information**

Date Listed	July 17th, 2025
Days on Market	33
Zoning	R1-L

### **Listing Details**

Listing Office	eXp Realty
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