



GRASSROOTS
REALTY GROUP

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131 Reunion Loop NW
Airdrie, Alberta

MLS # A2215218



\$539,000

Division:	Reunion		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,393 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Front Drive, Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s)		

Inclusions: N/A

Welcome Home to this meticulously well-cared for modern duplex in the desirable community of Reunion. The exterior features Gemstone lighting, a covered front porch, a fully-fenced backyard, landscaping, a back deck with natural gas hookup and plenty of private space for your family. Both the main floor and the full basement have 9' ceilings. The main living area features an open concept design, high-quality laminate flooring, Quartz countertops, Stainless Steel appliances, white shaker cabinets, soft-close doors and drawers, and a convenient sit up breakfast bar with a filtered water dispenser. Upstairs you'll find 3 spacious bedrooms, 2 bathrooms and a convenient laundry. The master features a 4 piece bath and a huge walk-in closet. This home is conveniently located in a prime location. You'll have easy access to shopping, schools, parks, playgrounds, golf, and more.