



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**187 Reunion Close NW**  
**Airdrie, Alberta**

**MLS # A2228578**



**\$738,900**

<b>Division:</b>	Reunion		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,125 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>	0.11 Acre		
<b>Lot Feat:</b>	Landscaped, Many Trees, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** N/A

Warm and inviting with multiple upgrades and finishings over the years, this FULLY finished 2 storey McKee built home located on a quiet street in Reunion will IMPRESS. Upon entry into the foyer the open concept home offers a functional den/office space and a custom half bath. Flowing through to the gourmet kitchen renders a raised breakfast bar, SS appliances, ample cupboard/counter space and beautiful granite countertops THROUGHOUT! Walk-through pantry and an inviting dinning area with access to the SOUTH facing rear yard with a 2 tiered composite deck including pergola and plenty of entertaining space. Continuing onto the spacious living area with central gas fireplace, unique barn wood shelving and built-ins. Upper floor holds a large bonus room with vaulted ceilings, master retreat with his/her sinks, separate soaker tub and shower, linen storage and walk in closet. 2 more large bedrooms (one with a large walk in closet), vast 4pc bath and complete with its own upper floor laundry room. The finished basement is PERFECT for entertaining; giving you a wet bar, bar fridge, custom eating or games booth, theatre area (built-in speakers, projector and screen included!), 4th bedroom, 3pc bath with walk in shower and plenty of storage space. With large windows throughout, rustic fixtures and custom finishing's, Central A/C, this house MUST be added to your list TODAY, DO NOT MISS OUT! Easy access to Veterans Blvd and 24th St. Minutes to commercial amenities, schools, parks, walkways and more!! Come see for yourself today!!