



GRASSROOTS
REALTY GROUP

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264 Reunion Loop NW
Airdrie, Alberta

MLS # A2228733



\$699,889

Division:	Reunion		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,925 sq.ft.	Age:	2021 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance		

Inclusions: Shed

OPEN HOUSE ALERT THIS SATURDAY 5 TH JULY 12:00 TO 3:00 PM. A Perfect Blend of Elegance, Space, and Versatility Step into this beautifully appointed home located in the vibrant and family-oriented community of Reunion. Offering 4 bedrooms, 3.5 bathrooms, a fully developed finished basement with a private side entrance, and a spacious backyard, this residence combines thoughtful design with everyday functionality. From the moment you arrive, the home impresses with its inviting curb appeal and timeless exterior. Inside, you'll find a bright, open-concept main floor featuring large windows that fill the home with natural light, complemented by warm-toned flooring and contemporary finishes throughout. At the heart of the home is a modern, chef-inspired kitchen, equipped with premium stainless steel appliances, quartz countertops, extended cabinetry for added storage, and a large central island—perfect for meal prep, casual dining, or entertaining guests. The adjacent dining and living areas create a welcoming space for family gatherings and special occasions. Upstairs, retreat to the spacious primary suite, complete with a walk-in closet and a luxurious 5-piece ensuite featuring dual sinks, a deep soaker tub, and a separate glass-enclosed shower. Two additional bedrooms, a full bathroom, and a conveniently located laundry area complete the upper level. The fully finished basement includes a self-contained living space with a separate side entrance, ideal for extended family, guests, or potential rental income. This level includes a large bedroom, full bathroom, living area, and a functional kitchenette. Outside, enjoy the large, private backyard—an ideal space for children to play, summer barbecues, or peaceful evenings under the open sky. Located on a quiet street in Reunion, this home offers close proximity to parks,

playgrounds, walking paths, schools, and all essential amenities. ? Key Features: • 4 Bedrooms | 3.5 Bathrooms • 5-Piece Ensuite in Primary Bedroom • Fully Finished Basement with Side Entrance • Chef-Inspired Kitchen with Quartz Counters, Extended Cabinetry & Island • Upper-Level Laundry • Expansive Backyard • Family-Friendly Location in Reunion, Airdrie ? Don't miss this incredible opportunity to own a spacious, upgraded home with income potential in one of Airdrie's most desirable neighbourhoods.