



**GRASSROOTS**  
REALTY GROUP

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## 18 Reunion Heights NW Airdrie, Alberta

**MLS # A2230979**



# \$579,900

<b>Division:</b>	Reunion		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,658 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Oversized, Paved		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Cul-De-Sac, Landscaped, Low Maintenance Landscape, Paved, S		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		
<b>Inclusions:</b>	TV Mounts		

Well maintained home that stands out w/an exceptional layout and generous proportions. This 3 bed, 2.5 bath residence offers an opportunity for discerning buyers seeking both value & quality. The moment you step inside, you'll appreciate how thoughtfully this home has been designed. Layout prioritizing functionality w/out sacrificing style & allocating space where it matters most for today's lifestyle. The heart of this home is its chef-inspired kitchen, which boasts elegant granite countertops crowning a island&mdash;perfect for casual dining or gathering w/friends. Abundant cabinetry provides exceptional storage, while the large pantry ensures you'll never lack space for groceries and kitch essentials. This culinary haven opens seamlessly to the dining & living areas, creating an ideal environment for entertaining. Everyday life becomes more manageable with practical feats like the dedicated mudroom&mdash;a proper space to shed outdoor gear & organize backpacks & shoes. The upper-floor laundry room deserves special mention, not merely a closet with appliances but a genuine functional room complete w/ space for folding, hanging & its own storage closet. The front of the home hosts a spacious office that could accommodate multiple workstations. This versatile room offers a serene view of the front veranda and street, making it an ideal spot for productivity. Its generous dimensions allow for creative repurposing&mdash;perhaps as a sitting room, music room, homework zone, or whatever suits your unique needs. Upstairs, 3 spacious bedrooms provide comfortable retreats. The primary stands out with impressive dimensions, walk-in closet, and private 4-piece bathroom featuring a tub well suited to any bath enthusiast. Storage solutions abound, from closets to linen cabinets, ensuring there's a place for everything. The home comes equipped with air conditioning,

providing cool comfort during summer days. Step outside to discover a sunlit yard, a blank canvas for gardening enthusiasts. The large deck creates the perfect stage for gatherings, complete w/a gas line for your bbq. The front of the home features a charming, private veranda, a spot to enjoy morning coffee while watching the neighborhood come to life & adding character and curb appeal. Unfinished basement awaits your personal touch, w/rough-ins already in place for an add bed, bath & rec area, allowing the home to evolve with your changing needs. Oversized garage, easily accommodates 2 large vehicles plus storage. Perfect for automotive enthusiasts & those who appreciate extra workspace. Located on a peaceful cul-de-sac w/ abundant parking, enjoy quiet residential living while remaining just steps from community amenities short stroll to Herons Crossing School and Reunion park, children can safely play outdoors. Whether you're a growing family, right-sizers looking for thoughtful design, or seeking a home to accommodate evolving needs for years to come this exceptional property offers space, location & quality to exceed expectations.