



GRASSROOTS
REALTY GROUP

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350 Reunion Green NW
Airdrie, Alberta

MLS # A2238533



\$849,900

Division:	Reunion		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,171 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Landscaped,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: TV Mounts (x2), Custom 9â€™™ front door screen, Exterior Shed, mail box keys (2), drip irrigation, garage shelves, camera security system, patio shade blinds (2), patio lights, central vac system, spare tire rack (garage), mud room mirror, blinds, Mstr bed shoe shelving, laundry room shelves, spare ceiling tiles (sound absorb bsmnt), spare roofing tiles, spare paint, spare lights, spare rain shower hardware, 6 jet shower system (master)

****OPEN HOUSE - SATURDAY JULY 26 12PM - 4PM**** | Steps from Reunion's Pond, Parks, and Top-Rated Schools but quietly distanced from the hustle is YOUR NEW HOME, where thoughtful design and everyday magic collide. From the moment you arrive, it's clear: this one is different. The extended front patio and custom 9' screen door invite you in with a charm that whispers "Stay a while." Fresh exterior paint and a lush side garden add curb appeal that's equal parts polished and personal. And then there's the backyard. Oh, the backyard. Landscaped with intention and creativity, it's a private showstopper backing onto quiet, protected greenspace and walking trails—NO NEIGHBORS BEHIND, just peaceful views and birdsong year-round. A two-tiered deck creates multiple zones for lounging and hosting, with a gas line for your BBQ, a bespoke pergola with built-in shades, and artfully crafted wood privacy screens that turn outdoor living into luxury. Think golden summer sunsets, outdoor dinner parties under twinkle lights, or fireside chats beneath the stars on a crisp winter evening. Inside, the details continue to surprise and delight. Stone-accented front entry and an updated powder room bring elevated style to the everyday. A spacious mudroom with custom lockers keeps busy life beautifully organized. In the living room, a bold drop-down ceiling adds drama and dimension, framing a cozy gas fireplace and mantle that dares to be different. The kitchen is an entertainer's dream with huge windows overlooking the yard, quartz counters, stainless steel appliances, a designer rangehood fan, and bonus wine/coffee bar for life's little luxuries. The corner pantry keeps everything in reach (and out of sight!). And outside your kitchen window? Edible landscaping—think herbs,

berries, and perennials planted by a passionate gardener who made this home truly bloom. Upstairs, enjoy the everyday ease of a second-floor laundry room and say goodbye to hauling baskets up and down! A spacious bonus room offers extra lounging space, while two well-appointed bedrooms share a full bath. The romantic primary suite is a retreat of its own with a walk-in closet and ensuite featuring a 6-jet shower system to melt the day away. The basement offers a head start on your future plans with soundproof tiles and a ready-made theatre area that still leaves space for a full basement layout. There's an egress window, rough-ins for a bathroom, and just enough finished space to let your imagination take the lead. With security system wiring, thoughtful updates throughout, and one-of-a-kind custom touches you won't find anywhere else in Airdrie, this home is ready to sweep you off your feet. Best of all, it's nestled in a community of incredible neighbors, moments from shops and conveniences—yet perfectly removed to feel like your own hidden haven. Seconds from Highway access or a quiet shortcut through 567 to Banff, your new home is as connected as it is peaceful.