



**GRASSROOTS**  
REALTY GROUP

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

**51 Reunion Green NW**  
**Airdrie, Alberta**

**MLS # A2239383**



**\$795,000**

<b>Division:</b>	Williamstown		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,247 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Cleared, Cre		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, See Remarks, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound		
<b>Inclusions:</b>	None		

Rare Walk-Out Gem with Unmatched West-Facing Views in Williamstown This is the one you've been waiting for. A beautifully maintained, original-owner home perched on a prized walk-out lot overlooking the pond and rolling hills beyond. With no-maintenance landscaping out front and a quiet green space on the side, this home makes a striking first impression—and it only gets better from there. Step inside to cathedral ceilings and a bright, open main floor bathed in natural light from oversized west-facing windows. The living room features a cozy fireplace with a custom mantle, while the chef's kitchen is both functional and elegant—with dark upgraded cabinetry, granite countertops, stainless steel appliances, under-cabinet lighting, and an expansive island. A corner pantry adds to the thoughtful layout. The dining area opens to a full-width upper deck with glass railing and gas hookup, perfect for sunset dinners or quiet morning coffee. Upstairs, you'll find a vaulted bonus room, two generous bedrooms, and a spacious primary suite with pond views, dual vanities, a jetted tub with heater, tiled shower, and heated floor. This home is packed with upgrades: 9' ceilings on the main and upper floors, hardwood throughout the main, blackout blinds, in-ceiling speakers, ceiling fans, Cat5/6 wiring, braced walls for TVs, and pre-wired surround sound. You'll appreciate the energy-efficient lighting, 2-zone heating, air conditioning, and enhanced humidifier system. The unfinished walk-out basement—with 9' ceilings, upgraded support wall, and rough-ins for a bathroom, kitchenette, and laundry—offers endless potential for your dream space. Outside, professional landscaping features stone walls, steel fencing, and beautifully laid walkways and patios. Dual gas lines for BBQs (upper and walk-out), upgraded drainage and

sump system, and extended deck with hardy board finish complete the package. The oversized garage is insulated, heated, and fully finished, with extra lighting, plugins, wall-mount opener, Separate Entrance, and a separate freezer circuit. Tucked near a school, environmental reserve, and scenic walking paths, this home is perfect for families who want it all—space, comfort, craftsmanship, and a connection to nature. The kids can skate on the pond in winter and roam the trails year-round. Don't miss this rare opportunity to live in one of Williamstown's best homes.