



GRASSROOTS
REALTY GROUP

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2276 Reunion Rise NW
Airdrie, Alberta

MLS # A2242901



\$459,900

Division:	Reunion		
Type:	Residential/House		
Style:	Bi-Level		
Size:	982 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air
Floors:	Carpet, Linoleum, Vinyl Plank
Roof:	Asphalt
Basement:	Full, Unfinished
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1-L
Utilities:	-

Inclusions: NONE

Welcome to the most budget-friendly detached home in the lively Reunion community and beyond! This well-maintained bi-level has been recently updated and is perfectly positioned just a short stroll from Herons Crossing School, parks, and scenic pathways. With new luxury vinyl plank flooring flowing through the open-concept main floor, newly painted walls, modernized fixtures, and fresh carpets in the bedrooms, this home feels clean, contemporary, and move-in ready! Step inside to a spacious open layout that feels bigger than its square footage, thanks to plenty of natural light streaming through large windows. The kitchen is practical and inviting, featuring modern appliances, a gas range with microwave hoodfan, a central island with an eating bar for casual meals, and a pantry for all your storage needs. It's the perfect spot for whipping up dinners or hosting friends. Downstairs, the unfinished basement is a blank slate brimming with potential, boasting 9-foot ceilings, large, bright windows, and a bathroom rough-in. It's ready to become a 1 or 2-bedroom space, home gym, or cozy media room—whatever suits your lifestyle. With plumbing and venting already in place, development will be a snap. The furnace and hot water tank were just inspected and serviced and have a clean bill of health. Outside, the oversized 24' x 26' garage pad is primed for your dream garage. This clean and updated bi-level is a fantastic opportunity to own a detached home in a fantastic neighbourhood at an unbeatable price. Book your showing today and see how easy it is to make this place your own!