



**GRASSROOTS**  
REALTY GROUP

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

**1280 Reunion Place NW**  
**Airdrie, Alberta**

**MLS # A2243401**



**\$579,900**

<b>Division:</b>	Reunion		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,578 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Paved, St		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Manufactured Floor Joist, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, No Smoking Home, Pantry, Soaking Tub, Vinyl Windows		
<b>Inclusions:</b>	Garage Furnace		

Welcome to a well crafted home located in Reunion, a family friendly community in northwest Airdrie known for its parks, walking trails, nearby playgrounds, and Herons Crossing School just a short walk away. A large front porch offers a great spot to enjoy your morning coffee or spend the afternoon relaxing. This home has a great vibe the moment you walk in, blending comfort and style with a layout that works well for both everyday living and entertaining. The main floor offers bright, open living areas where the kitchen flows seamlessly into the dining and living spaces and includes a fully finished salon space that has been approved by both the City and AHS. If the salon is not needed, it can easily be removed and converted into a home office, playroom, or flexible family space. Upstairs you will find generously sized bedrooms and well appointed bathrooms with clean, updated finishes. The primary bedroom features its own ensuite with a four foot shower, a separate soaker tub, and a large vanity with drawers that offers great storage and function. The upper floor also includes a super convenient laundry room that makes day to day living easier and more efficient. The fully finished basement adds even more functional living space with an extra bedroom and bathroom that make it ideal for older kids, guests, or extended family. Outside, the backyard is thoughtfully designed with low maintenance landscaping, a dedicated play zone for kids, and a stone patio that is perfect for relaxing or entertaining. An elevated deck off the main floor creates another gathering spot with room for a grill and full patio set. The double garage is insulated and heated, keeping things comfortable all year round. Reunion offers access to excellent schools including Herons Crossing School which serves Kindergarten through Grade 9 and is just a five minute walk from the home, along with W H

Croxford High School and nearby Catholic and private school options. With convenient access to parks, green spaces, and amenities, this is a move in ready family home with flexibility, charm, and room to grow.