



GRASSROOTS
REALTY GROUP

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

164 REUNION Grove NW
Airdrie, Alberta

MLS # A2243503



\$709,900

Division:	Reunion		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,138 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Shingle Siding, Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters		

Inclusions: WINDOW COVERINGS AND APPLIANCES

Welcome to this stunning family home nestled in one of Airdrie's most sought-after neighborhoods Reunion—close to schools, parks, shopping centers, and all essential amenities. WALKOUT LOT, FINISHED BASEMENT (ILLEGAL SUITE) BRAND NEW ROOF. This spacious two-story gem offers over 2,100 sq ft of thoughtfully designed living space, featuring a front-attached garage, open-concept layout, and tall ceilings that create an airy, inviting atmosphere. The main floor boasts a generous living area with a cozy gas fireplace, perfect for relaxing or entertaining guests. The chef-inspired kitchen includes elegant countertops, an island with seating, ample storage, and a bright dining area overlooking the backyard. Hardwood floors add a touch of timeless charm throughout the main level. Upstairs, you'll find a spacious bonus room, two well-sized bedrooms, a full bathroom, and a luxurious primary suite complete with a 5-piece ensuite and a huge walk-in closet—a true retreat for homeowners. The fully finished walk-out basement offers an illegal suite with a separate entrance at the rear, featuring one bedroom, one bathroom, and a kitchen—ideal for extended family or potential rental income. Enjoy summer days in the expansive backyard with access to a deck off the second level, perfect for outdoor relaxation. This is a rare opportunity to own a versatile and beautifully maintained home on a walk-out lot in this desirable community. Don't miss your chance to call this property home!