



**GRASSROOTS**  
REALTY GROUP

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**135 Reunion Loop NW**  
**Airdrie, Alberta**

**MLS # A2244967**



**\$524,900**

<b>Division:</b>	Reunion		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,381 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Low M		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, No Smoking Home, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	n/a		

This home truly shows pride of ownership! The charming front porch is perfect for chatting with neighbors and enjoying the neighborhood. As you step inside, you'll find a convenient half bath just off the entry. The spacious living room features a large window that floods the space with natural light, creating a warm and inviting atmosphere. The open-concept layout makes it easy for the person in the kitchen to stay part of the conversation in the living room. There's plenty of room for a large dining table, perfect for entertaining friends. The kitchen boasts expansive Quartz countertops, ceiling-height cabinets, and modern lighting fixtures. A sliding glass door leads to a generously sized deck with a privacy wall and a gas line for your BBQ—ideal for outdoor gatherings. Upstairs, the versatile bonus room could easily be transformed into an additional bedroom. The spare bedroom is roomy and bright, while the laundry area is conveniently located between the upper bedrooms. The master suite offers ample space to move around the bed and includes a 3-piece ensuite with a convenient stand-up shower.