



GRASSROOTS
REALTY GROUP

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**917 Reunion Gateway NW
Airdrie, Alberta**

MLS # A2247052



\$659,900

Division:	Reunion		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,496 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Double Garage Detached, RV Access/Parking		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Low Main		

Heating:	High Efficiency, Fireplace(s), Forced Air, Humidity Control	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Recessed Lighting, Storage, Sump Pump(s), Track Lighting, Walk-In Closet(s), Wired for Data, Wired for Sound

Inclusions: Dishwasher, Gas Range, Washer/Dryer, Microwave, microwave hoodfan, Fridge, Attached shelves, window coverings, sectional in basement, BBQ. Upright freezer in basement., attached garage controls x2, detached garage control x1.

Visit REALTOR® website for additional information. 2 GARAGES+RV Parking! HUGE BACKYARD COVERED GAZEBO & patio! Not many properties like this one in the highly sought-after family community of Reunion! Furnace & water heater replaced recently! If you need the convenience of a workshop or 2nd garage, this home is it! Fantastic 4 bedroom family home with total 1953 sq ft. The open-concept kitchen is perfect for family life and entertaining, featuring an oversized island, ample cabinetry, a pantry, and a generous dining area. The living room is filled with natural light from large windows. Head to the backyard with the covered gazebo for entertaining. Lg master bedroom with private balcony & walk-in closet alongside 2 additional bedrooms for the kids. The 4th bedroom is in the developed basement with a comfortable family room & cozy fireplace and loads of storage—perfect for multigenerational living.