



GRASSROOTS
REALTY GROUP

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48 Reunion Close NW Airdrie, Alberta

MLS # A2251141



\$649,900

Division:	Reunion		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,558 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Many Trees, Private, Rectangular Lot, See Re		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s)		

Inclusions: Shed, Swim Spa, Steps to swim spa, fold out work bench in garage, white window blinds in storage, garage opener with 2 controls, privacy screens on upper deck, 2nd fridge in laundry room

Discover extraordinary living in this STUNNING HOME, designed for space and style. Featuring a WALKOUT BASEMENT, soaring vaulted ceilings, and modern upgrades, this home shines with natural light. The kitchen boasts stainless steel appliances, quartz countertops, sleek cabinetry, a pantry, and a large island with seating. Entertain effortlessly on the full-width deck, perfect for soaking up the sun. Stay comfortable year-round with AIR CONDITIONING and enjoy the open-concept main level, highlighted by recently installed beautiful maple hardwood, a gas fireplace, and space for a grand dining table. The main level includes two spacious bedrooms and a 4-piece bathroom, while the UPPER LEVEL PRIMARY SUITE offers a private retreat with a walk-in closet and a luxurious ensuite featuring a separate tub and oversized shower. The WALKOUT BASEMENT is a versatile haven, ideal for a home gym, additional bedroom, or games room, complete with a 3-piece bathroom and a well-equipped laundry room with cabinetry, a sink, and a fridge. Unwind in the private lower deck's cozy 14' x 8' SWIM SPA and enjoy summers in the private beautifully landscaped backyard! With attached double car garage and a great location on a family friendly street, this home isn't going to last long!