



GRASSROOTS
REALTY GROUP

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

2136 Reunion Boulevard NW
Airdrie, Alberta

MLS # A2252670



\$689,900

Division:	Reunion		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,236 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Garden, Landscaped, Lawn, Level, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: Deck Umbrella, Rain barrel, shed, built-in BBQ, Box Garden, Bike rack, attached shelving in garage & furnace room, wall cabinets in craft room

Welcoming and Well-Appointed family home, close to School, Parks, & Pathways. Step inside to a bright foyer with vinyl plank flooring, setting the tone for a home that balances comfort and function. The main floor offers a versatile office with a barn door, a stylish 2-piece bath with pocket door. Spacious great room features a gas fireplace with surround and mantle. The kitchen is designed for both cooking and gathering, with vinyl plank floors, granite counters, stainless steel appliances (including fridge with bottom freezer, electric stove, hood fan, and dishwasher), and a walk-through pantry that connects to the garage, laundry area with cabinets above the washer/dryer, and additional hallway storage. The adjoining breakfast nook boasts a large window overlooking the yard and opens through double doors onto the deck. The bonus room faces south, filled with natural light and is finished with vinyl plank flooring & ceiling fan. The primary suite includes carpet, ceiling fan, two walk-in closets, and a luxurious 5-piece ensuite with double vanity, soaker tub, and shower. Two additional bedrooms (both carpeted) share a 4-piece main bath with quartz counters and vinyl plank flooring. The lower level is fully developed (with permits) with a cozy family room (pot lighting, smooth ceiling, carpet), an additional bedroom, a full bathroom with shower and ceiling-high surround, plus a hobby area with built-in wall cabinets. Outdoors, the backyard is designed for easy enjoyment with artificial grass, a privacy-fenced deck, built-in BBQ with electrical hookup, water barrel, standalone planter, shed, and mature trees. Double Attached garage. The front of the home showcases a charming wood porch. Enjoy the perfect location in this easy maintenance lifestyle in this move-in-ready home.

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