



GRASSROOTS
REALTY GROUP

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184 Reunion Close NW
Airdrie, Alberta

MLS # A2253608



\$668,900

Division:	Reunion		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,307 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cedar, Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	All Blinds and Curtain Rods		

****PRICE IMPROVEMENT OCT 17****WELCOME HOME to this beautifully maintained property, offered for sale by its original owners. This home is perfect for your growing family - over 3300 sq ft fully developed, w/4 bed/3.5 bath. As you enter the property note the large landing leading to your very generous foyer w/room for a bench. To your left past the stairs note the private half bath w/cheerful wallpaper for a modern boho look. Off to your right as you enter the MAIN FLOOR OPEN CONCEPT LIVING SPACE note the HOME OFFICE/DEN area w/glass doors for privacy. This room also makes a perfect playroom - just close the doors when the kids are done playing for the day. The main living space is highlighted by a GAS FIREPLACE, newer ENGINEERED HARDWOOD FLOORING in a warm, modern white oak color, 9 foot ceilings & loads of windows. The kitchen has a MODERN flat top ISLAND w/GRANITE countertops, upgraded SS APPLIANCES (inc a gorgeous HOOD FAN) & appealing backsplash. The walk through pantry leads to a mudroom w/lots of hooks & a bench perfect for arranging all of the kid's coats and shoes. As you make your way upstairs note the beautiful wood & iron railings leading to your BONUS ROOM space across the front part of the house. This space is flooded w/light from the SOUTH FACING WINDOWS & the vaulted ceilings lend to the grand feel of the space. The 2 secondary bedrooms are generously sized & are serviced by a 4 pc bath. The very functional LAUNDRY ROOM has FRONT LOAD washer/dryer & leads to a walk through to the PRIMARY BEDROOM closet (extremely smart & functional layout). The primary suite is highlighted w/tons of space & views of the established backyard. The SPA LIKE ENSUITE boasts 2 sep sink areas, a large STAND ALONE SHOWER as well as a private water

closet & a relaxing SOAKER TUB. Next, come down the stairs to the FULLY PERMITTED, FULLY DEVELOPED basement. Here you will find your 4 bedroom w/large window, another full bath & a massive rec room space (room for a gym, TV area & more). Throughout all 3 floors there is generous storage. Outside the yard has been meticulously landscaped & is so private & welcoming. Loads of work & heart has been poured into the space & the new owners will reap the rewards of the mature trees & various living spaces. The shingles are newer (2014)& the overhead garage door is new as of October 20th. The final highlight of this home is the CENTRAL AC - summer will be here again eventually! This home is a must see.