

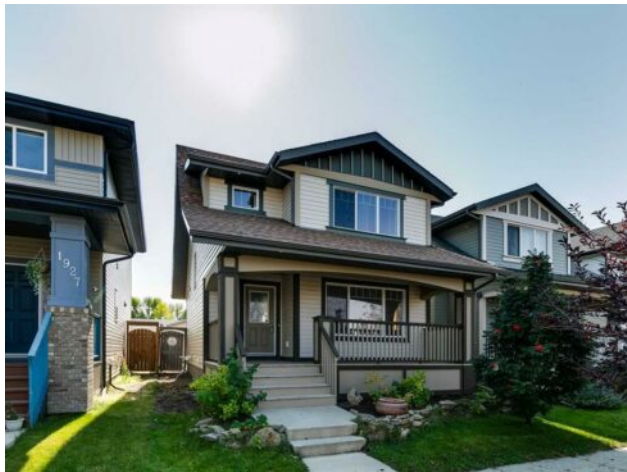


GRASSROOTS
REALTY GROUP

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**1931 Reunion Boulevard NW
Airdrie, Alberta**

MLS # A2260432



\$549,900

Division:	Reunion		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,257 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Faces Rear		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Rectangular Lot,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
Inclusions:	None		

Welcome to this charming 2-storey in Airdrie's beloved Reunion community, where everyday comforts meet thoughtful updates. A classic front porch sets the scene for morning coffees or evening lounging, while inside sunlight pours through large windows into the living room, anchored by a cozy gas fireplace. The kitchen is the true heart of the home—quartz counters gleam against beautiful cream coloured cabinetry, and stainless steel appliances stand ready for your next culinary adventure. The island and breakfast bar offers the perfect perch for taste-testers and storytellers alike, with a sunny dining nook overlooking the south-facing backyard. Upstairs, three inviting bedrooms await, including a serene primary suite with its own private ensuite, while the additional bedrooms share a bright, well-appointed bath. The newly developed fully finished basement extends your living space with a spacious family room, a fourth bedroom, and a full bath—ideal for guests, teens, or cozy movie nights. Recent upgrades include new vinyl plank flooring, designer lighting, fresh paint, and a newly built double detached garage. Outside, the sunny backyard and deck invite barbecues, barefoot summers, and long afternoons in the sun, while the schoolyard just across the street adds to the sense of community and convenience. This is more than a house—it's the backdrop for countless memories yet to be made.