



GRASSROOTS
REALTY GROUP

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2348 Reunion Rise NW
Airdrie, Alberta

MLS # A2264745



\$555,500

Division:	Reunion		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,449 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-L
Foundation:	Pillar/Post/Pier	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

****OPEN HOUSE Saturday October 18, 1-3pm & Sunday October 19, 12-2pm **** Over 1400 Square Feet of living space in the family-friendly community of Reunion! Out front you'll first notice the LARGE PORCH leading you to the front door. As you enter you'll come into the open main space with BRAND NEW FLOORS. The kitchen is completely updated with a HUGE ISLAND, WHITE CABINETS, QUARTZ COUNTERTOPS, NEW LIGHTING, and a large nook to comfortably fit your dining table. From the dining area you have access to the backyard and a powder room to complete the main level. The NEW FLOORS continue through upstairs, where you'll find the master bedroom complete with a 4-PIECE ENSUITE & WALK-IN CLOSET. Up here, you'll also find a 4-piece main bathroom and your 2nd and 3rd bedrooms. Downstairs, you'll find the laundry area and plenty more room for future development and additional living space. Out back you'll find a large STAMPED CONCRETE PATIO, plenty of greenspace and the DOUBLE DETACHED HEATED GARAGE. Close to schools, playgrounds, golf, shopping and more. Book your showing today!