



GRASSROOTS
REALTY GROUP

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1925 Reunion Terrace NW
Airdrie, Alberta

MLS # A2274301



\$699,800

Division:	Reunion		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,168 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Cleared, Few Trees, Fro		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Open house Saturday 1-3pm. Welcome to this beautifully maintained 3-bedroom, 2.5-bathroom home backs onto large green field, next to the school in the heart of Reunion, Airdrie. Offering 2168 sq. ft. of bright, inviting living space with a versatile bonus/flex room, this home truly stands out for its thoughtful layout and pride of ownership. Step inside to a spacious entryway and rich hardwood floors that flow seamlessly throughout the main level. The open-concept design creates an airy, connected feel, while south-facing windows fill the home with natural light all day long. On cooler evenings, unwind by the cozy gas fireplace in the generous living room. The chef's kitchen is a perfect hub for family gatherings and entertaining, featuring a gas stove, stainless steel appliances, ample counter space, and a large island with breakfast bar. A spacious mudroom with built-in lockers keeps everything organized as you come and go. Upstairs, a bright bonus room offers flexibility for a family retreat, play area, or home office. The primary suite overlooks the backyard and includes a walk-in closet and spa-like ensuite. Two additional bedrooms, a full bath, and convenient upper-floor laundry complete the level. The bright, unfinished basement is ready for your ideas—whether you envision a rec room, home gym, or additional living space, the possibilities are endless. Outside, enjoy the south-facing, fully landscaped, and fenced backyard, complete with a spacious deck and backs onto plenty of green space for play or relaxation. With Herons Crossing (K‐8) School just across the back field, plus parks, playgrounds, and shopping nearby, this home perfectly blends comfort and convenience. Additional features include air conditioning, a double attached garage, and newly installed permanent exterior lights. Don't miss this rare opportunity to own a warm, inviting

home in a friendly, family-oriented community—book your private showing today!