

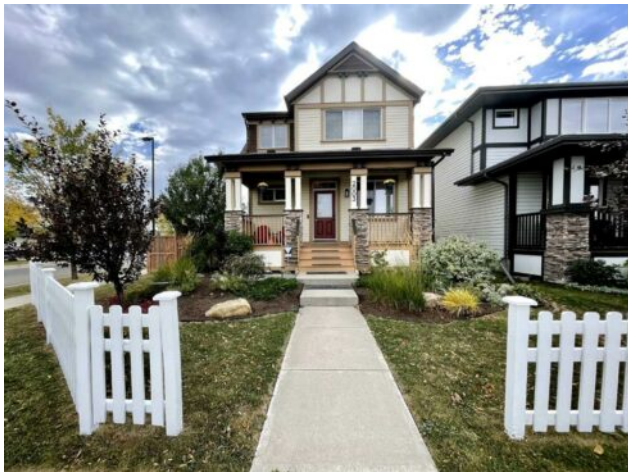


GRASSROOTS
REALTY GROUP

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

**2003 Reunion Boulevard NW
Airdrie, Alberta**

MLS # A2274697



\$549,000

Division:	Reunion		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,679 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s)		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan		

Inclusions: Chimney Hoodfan, TV Bracket, Built-In Microwave, Air Conditioning, Garage Door Opener & 2 Remotes

Dreaming of a new home for the holidays? Trying to convince family to move to Airdrie while they're here for holiday dinner? This former showhome will convince them to stay! Step inside and you'll immediately notice the thoughtful touches throughout — from the adorable barn door and updated shiplap bench at the entry, to the newly redone gas fireplace with its gorgeous wood mantle (perfect for your stockings!), shiplap detailing and side corbels. The kitchen is full of upgrades: Quartz counters, under-cabinet lighting, wine rack, open shelving, gas cooktop, bar fridge, and newer appliances (dishwasher, fridge, and built-in microwave purchased last year). A front room with double glass pocket doors makes the perfect office or cozy TV space. Additional perks include air conditioning, a new toilet and sink in the half bath, R50 insulation, and a 50-gallon hot water tank for peace of mind. Upstairs, the sun-soaked primary suite features beautiful shiplap detailing, a relaxing soaker tub, and a generous shower. Two kids' bedrooms and a 4-piece bathroom complete the upper level. The open-to-above design + South exposure means warm, natural light all year long. It's possible you have never seen a cleaner basement! Bathroom rough ins and lots of windows will make a perfect theatre/teen oasis! Outside you'll find jaw-dropping curb appeal with new vinyl shakes, fresh paint details, stunning corner landscaping, and an oversized front porch. The South-backing yard offers a well-built deck, dog run, and a brand-new fence — the perfect setup for relaxing or entertaining inside and out. Let's talk about the LOCATION - 1 block from Herons Crossing School, across the street from Reunion Arch Park and Reunion West Playground, quick jaunt to Reunion Pond and tons of parking options! Just minutes from groceries, gas stations

and restaurants. You better check this out before Santa gifts it to someone else!