



**GRASSROOTS**  
REALTY GROUP

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

**2348 Reunion Rise NW**  
**Airdrie, Alberta**

**MLS # A2276400**



**\$529,900**

<b>Division:</b>	Reunion		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,458 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Faces Rear, Heated Garage		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Garden, Lawn, Low Maintenance Landscape, Rectang		

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

\*\*\* OPEN HOUSE SATURDAY JANUARY 10TH: 12:00 PM - 2:00 PM \*\*\* Thoughtfully updated and immaculately maintained, this gorgeous two-story residence offers over 1,457 square feet of refined living space. From the moment you step inside, the open-concept main floor reveals a bright, inviting interior characterized by warm luxury laminate flooring and an abundance of windows that bathe the home in natural light. The spacious living room, featuring dual custom built-in cabinets, serves as a sophisticated focal point for relaxation and flows effortlessly into the heart of the home. The stunning chef's kitchen is a culinary dream, boasting a generously sized social island, sleek quartz countertops, and an expansive array of premium cabinetry accented by chic, updated lighting. Perfectly positioned for entertaining, the dining area offers ample space for both intimate family dinners and larger celebrations, maintaining clear sightlines that keep the conversation flowing. Tucked discreetly around the corner, a stylish powder room completes the main level. The upper floor is a dedicated sanctuary for rest and rejuvenation. The spacious primary retreat serves as a true escape, featuring a private four-piece ensuite and a generous walk-in closet. Two additional well-appointed bedrooms, each offering ample closet space, share a polished four-piece main bathroom, providing a perfect layout for family or guests. The exterior of the home is equally impressive, beginning with charming curb appeal and a classic covered front porch. The rear of the property transitions into a private oasis, featuring a fenced backyard with established, low-maintenance gardens and a large patio perfect for summer lounging. Providing ultimate convenience and comfort, the rear double detached garage is fully heated—a true luxury for year-round utility. For those looking to

customize, the pristine unfinished basement awaits your creative vision. This versatile blank canvas is perfectly suited for a future recreation room, a fourth bedroom, and an additional bathroom. Ideally situated just steps from Heron's Crossing School, Reunion Arch Park, and the scenic Reunion Pond, this home offers a lifestyle of unparalleled convenience. With modern amenities just minutes away, this is a rare opportunity to own a completely turn-key residence in a premier location. Discover your new beginning—schedule your private showing today.