



**GRASSROOTS**  
REALTY GROUP

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

**58 Reunion Grove NW**  
**Airdrie, Alberta**

**MLS # A2277875**



**\$515,000**

<b>Division:</b>	Reunion		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,286 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Low Maintenance Landscape		

**Heating:** Forced Air

**Floors:** Carpet, Laminate

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Asphalt, Wood Frame

**Foundation:** Poured Concrete

**Features:** Kitchen Island, Open Floorplan, Pantry

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1-L

**Utilities:** -

**Inclusions:** N/A

Welcome to the vibrant, family-friendly community of Reunion! This beautifully updated home features fresh neutral paint throughout, 9-foot ceilings, brand-new hardwood flooring, and modern stainless steel appliances. The kitchen offers abundant cupboard and counter space, along with a spacious pantry, and flows seamlessly into the open dining and living areas—perfect for entertaining. Upstairs, you’ll find three comfortable bedrooms. The primary suite includes his-and-hers closets and a private ensuite. The upper level is completed by a second full bathroom and a generous linen closet. Enjoy the private backyard featuring a two-tiered deck and a 22' x 22' garage. The lower level is thoughtfully laid out, with plumbing rough-ins and ready for your finishing touches. This home has seen numerous recent upgrades, including central AC, pot lights on the main floor, a new furnace, and updated appliances throughout. Ideally located on a quiet street close to schools, parks, pathways, ponds, transit, and all amenities—this home is truly move-in ready!