



**1955 Reunion Boulevard NW
Airdrie, Alberta**

MLS # A2287672



\$550,000

Division:	Reunion		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,363 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Detached, Garage Faces R		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Gazebo, Lawn, Low Maintenance Landsc		

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

Inclusions: Gazebo

Welcome to this beautifully updated, move-in ready home with over 1800 sqft of finished living space located in the heart of Reunion. Perfectly positioned on a corner lot, directly across from open green space, and within walking distance to Heron's Crossing school. Bright, welcoming and thoughtfully upgraded throughout, this home offers the ideal blend of comfort, style and functionality in a quiet, family-friendly neighbourhood. Step inside and you'll immediately notice how bright and inviting the main floor feels, with new windows and doors allowing natural light to pour in. The living area is anchored by a custom feature wall with a contemporary electric fireplace, creating a warm and modern focal point. The fully updated custom kitchen is truly the heart of the home, complete with new appliances, updated lighting, luxury vinyl flooring and an oversized waterfall quartz island with matching table. Perfectly designed for everyday living and effortless entertaining. Upstairs, you'll find three bedrooms including a spacious primary retreat with its own full ensuite, offering a comfortable and private space to unwind. New carpet on the stairs adds a fresh finishing touch. The lower level is fully developed, providing valuable additional living space ideal for a rec room, home office, gym or family area, a flexible space that adapts to your needs. Outside enjoy the low maintenance front yard enhancing curb appeal while keeping upkeep simple. Out back, you'll find a fully fenced yard with grass space ideal for children and pets, along with an updated patio and gazebo designed for relaxing and hosting. The corner lot provides ample parking, in addition to the double detached garage and parking pad, offering flexibility for vehicles, toys or guests. Located just steps to schools, shopping, churches, parks and walking paths, this home offers both convenience and

community. Bright, stylish and thoughtfully upgraded. This is one you will not want to miss! Contact your favorite Realtor to schedule a showing today.