



GRASSROOTS
REALTY GROUP

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2132 Reunion Boulevard NW
Airdrie, Alberta

MLS # A2288343



\$679,900

Division:	Reunion		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,267 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Landscaped, Treed		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Chandelier, High Ceilings, Kitchen Island, Pantry, Walk-In Closet(s), Wired for Sound		

Inclusions: Mirror in stairwell, Sconces, Cedar planters in yard, Shed, Coat hook in front entrance

Welcome to this beautifully maintained detached home in the sought after community of Reunion, a family-friendly neighbourhood close to schools, parks, and scenic pathways. Offering over 2,600 sq ft of finished living space, this four bedroom, three and a half bathroom home is thoughtfully designed for comfortable everyday living and effortless entertaining. A large entrance with soaring ceilings and a spacious foyer creates a stunning first impression and flows seamlessly into the open concept main floor. At the heart of the home, the kitchen features a large two-tier wet island, walkthrough pantry, stainless steel appliances, and easy connection to the dining and living areas, ideal for gatherings and busy family life. Built-in speakers and pre-wiring for exterior speakers enhance your hosting experience, while fresh paint and brand new carpet throughout provide a bright, move-in-ready feel. Located just off the double-attached insulated garage, the main floor laundry room seamlessly doubles as a functional mudroom, creating the perfect drop zone for busy families. This well designed space offers a stacked washer and dryer, custom built-in cabinetry, a laundry sink, and convenient garage access with built-in storage racking to keep everything organized. Upstairs, a spacious south-facing bonus room is filled with natural light, offering the perfect retreat for movie nights or a kids play space. The primary bedroom features a trendy feature wall, a large walk-in closet, and a private ensuite complete with a soaker tub and separate shower. Two additional bedrooms, each with their own pinterest-inspired accent walls, add personality and charm to the upper level. The partially developed basement adds valuable living space with a generous fourth bedroom, a four-piece bathroom, a finished office or common area, and ample storage, with flexibility to further personalize if desired.

Step outside to enjoy the beautifully landscaped backyard, designed for both relaxation and play, featuring a large deck, dog run, shed, mature trees, fire pit, raspberry bushes, and cedar planters. Don't wait, come take a look and see how this is an exceptional opportunity to own a spacious, family-focused home in one of Airdrie's most desirable communities.