



**117 Reunion Court NW  
Airdrie, Alberta**

**MLS # A2292703**



**\$519,900**

<b>Division:</b>	Reunion		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,335 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached, Heated Garage		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<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>	Kitchen Island, Open Floorplan, Pantry, Storage, Tankless Hot Water		

**Inclusions:** Window Coverings, Shelves in Living Room, All Lighting Fixtures Attached, Patio Umbrella, Outdoor Shed x2, Garage Control(s), Garage Heater, Shelves in Garage, Shelves in Basement, Security System, Air Conditioning, Kitchen Pantry

Fantastic curb appeal welcomes you to this charming 3-bedroom, 2-bath home with a double garage, ideally situated on a quiet cul-de-sac close to parks and convenient amenities. Start your day with coffee on the east-facing front veranda while watching the sunrise, then enjoy long summer afternoons and evenings in the sunny west-facing backyard. Step inside to a bright, open-concept main floor filled with natural light from large windows. The spacious kitchen features a generous island, a convenient pantry, and plenty of room for a full-sized dining table ideal for family meals and entertaining guests. The home has been thoughtfully updated with a new dishwasher (2025), refrigerator (2023), central air conditioning (2021), and a new roof (2015), adding modern comfort and peace of mind. Upstairs you’ll find a spacious primary bedroom complete with his and hers closets, two well-sized children’s bedrooms, and the convenience of upper-floor laundry. The fully landscaped west backyard features an expansive private deck, storage shed, and an oversized heated garage with 220V power ideal for hobbyists, projects, or extra workspace. The basement remains undeveloped, offering endless potential for future customization.