



**10 Reunion Grove NW  
Airdrie, Alberta**

**MLS # A2292885**

**\$579,000**



<b>Division:</b>	Reunion		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,568 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscaping		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island		

**Inclusions:** Ceiling fan(s)

**PRICE ADJUSTMENT!!!! Welcome Home!!!!** Discover comfort, space, and community in this beautifully maintained three-bedroom, 3.5-bathroom home located in the heart of Airdrie's welcoming Reunion neighbourhood. With a fully developed basement and thoughtful design throughout, this home is perfectly suited for growing families. The main floor welcomes you with a bright open-concept layout that seamlessly connects the living room, dining area, and kitchen—creating a warm and inviting space ideal for both everyday living and entertaining. The kitchen features a spacious island that makes meal preparation effortless while offering additional seating for casual dining and gathering with family and friends. Also on the main floor is a versatile office or flex space, providing the perfect setup for working from home, studying, or creating a quiet retreat. Upstairs, you'll find three generously sized bedrooms, including a bright and relaxing primary suite filled with natural light. The primary bedroom includes a private three-piece ensuite, creating a peaceful space to unwind at the end of the day. The fully developed basement extends your living space even further with a large family room that's perfect for movie nights, game nights, or hosting guests. A three-piece bathroom and additional flexible area provide endless possibilities for a home gym, office, playroom, or hobby space. Step outside and enjoy your backyard, complete with a dedicated dog run and extra storage for outdoor equipment and seasonal gear. The double detached garage adds both convenience and valuable storage space. Situated in the family-friendly community of Reunion, this home is close to schools, parks, scenic walking and biking paths, and a variety of shopping and dining options—offering the perfect balance of comfort and convenience. Don't miss

your opportunity to call this wonderful property home. Schedule your private showing today and experience all that this charming Airdrie home has to offer.