



**14 Reunion Grove  
Airdrie, Alberta**

**MLS # A2295952**



**\$519,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Reunion  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 1,380 sq.ft.   | <b>Age:</b>   | 2011 (15 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Off Street, Parking Pad, RV Access/Parking                 |               |                   |
| <b>Lot Size:</b> | 0.07 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Fruit Trees/Shrub(s), Low Maintenance Landscape |               |                   |

|                    |                                |                   |             |
|--------------------|--------------------------------|-------------------|-------------|
| <b>Heating:</b>    | Forced Air, Natural Gas        | <b>Water:</b>     | -           |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood | <b>Sewer:</b>     | -           |
| <b>Roof:</b>       | Asphalt Shingle                | <b>Condo Fee:</b> | -           |
| <b>Basement:</b>   | Full                           | <b>LLD:</b>       | -           |
| <b>Exterior:</b>   | Brick, Vinyl Siding            | <b>Zoning:</b>    | Residential |
| <b>Foundation:</b> | Poured Concrete                | <b>Utilities:</b> | -           |
| <b>Features:</b>   | Breakfast Bar, Pantry          |                   |             |

**Inclusions:** Window Coverings

3 Bedrooms | 2.5 Bathrooms | Finished Basement From the moment you arrive, there’s just something about it&hellip; that quaint covered front porch sets the tone&mdash;peaceful, welcoming, and the perfect place for your morning coffee or a quiet reset at the end of the day. The back deck has hookup for gas BBQ. Inside, this home just feels right. The warm, open main floor flows beautifully, and the finished basement gives you that extra rec space for movie nights, kids chaos, or your own retreat. Upstairs, you’ve got 3 bedrooms including a primary that feels like an exhale at the end of your day. And the location&hellip; Family-friendly, surrounded by parks + pathways, close to great schools&mdash;and just a short drive to Calgary, the airport, and weekend escapes to the mountains. This is one of those homes where life just flows a little easier.