



**2282 Reunion Street NW
Airdrie, Alberta**

MLS # A2295967



\$499,900

Division:	Reunion		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,509 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Dog Run Fenced In, Lawn, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: N/A

Welcome to this beautiful detached home in the vibrant community of Reunion, offering comfort, space, and endless potential for you to make it your own. As you approach the home, you'll immediately appreciate the large covered front porch, perfect for relaxing on warm summer evenings. Step inside to an inviting open-concept layout featuring a spacious living room highlighted by a large window that fills the space with natural light. brand new vinyl plank flooring and new carpet throughout the house elevates the home. The kitchen offers a functional design with a generously sized pantry and ample space for a dining table, making it ideal for everyday living and entertaining. The main floor is complete with a convenient half bathroom, perfect for guests or for freshening up before dinner. Upstairs, you'll find two spacious secondary bedrooms, a full bathroom, and a conveniently tucked-away laundry area. The primary bedroom offers a comfortable retreat with its own private ensuite, perfect for busy mornings. The basement features a large bedroom that can easily accommodate growing families or be transformed into a theatre or recreation room. A generously sized bathroom space in the basement offers excellent potential and flexibility for future customization. Step outside to enjoy the beautifully sized deck overlooking a massive backyard, ideal for outdoor gatherings, kids, or pets. Situated on a 30-foot-wide lot, the property already includes a poured concrete pad and is ready for a future detached garage. This is a fantastic opportunity to own a well-laid-out home in a great community with room to grow and personalize.