



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**311 Reunion Green NW**  
**Airdrie, Alberta**

**MLS # A2296062**



**\$719,999**

|                  |                                            |               |                   |
|------------------|--------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Reunion                                    |               |                   |
| <b>Type:</b>     | Residential/House                          |               |                   |
| <b>Style:</b>    | 2 Storey                                   |               |                   |
| <b>Size:</b>     | 2,184 sq.ft.                               | <b>Age:</b>   | 2014 (12 yrs old) |
| <b>Beds:</b>     | 4                                          | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Garage Faces Front |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                                  |               |                   |
| <b>Lot Feat:</b> | Lake, Landscaped                           |               |                   |

|                    |                                                                                 |                   |    |
|--------------------|---------------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                         | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Vinyl                                                                           | <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 |
| <b>Foundation:</b> | Poured Concrete                                                                 | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Double Vanity, No Smoking Home, Quartz Counters, Soaking Tub, Walk-In Closet(s) |                   |    |

**Inclusions:** All Window Coverings Including Rods and Draperies.

**\*\*Open House Times: Saturday and Sunday (28 & 29th) 1-3pm\*\*** Location! Location! Location! Backing onto a Pond and Walking Paths! Move in for Summer! This stunning Hopewell-built home sits on a HUGE lot backing onto the pond, with walking paths on two sides &mdash; the ideal blend of nature and community. Imagine enjoying peaceful views all summer long and winter fun with skating, just steps from your backdoor. Inside, you'll find an incredible kitchen with quartz countertops, plenty of prep space for the cook in the family, and a large open layout perfect for entertaining. The kitchen flows seamlessly into the cozy living room with a beautiful fireplace, making it the perfect space for family nights in. The home has seen several recent upgrades, including a new fridge and stove (2023), a new washer and dryer (2024), and a stylish new backsplash with updated fireplace tile surround. Upstairs, a spacious bonus room offers the perfect spot for movie nights or a kids' play area. The primary bedroom retreat features a generous layout with an ensuite, complete with dual sinks, a soaker tub, a separate shower, and walk-in closet. Convenient upper-floor laundry makes daily chores a breeze. The fully finished basement adds even more living space, featuring the fourth bedroom, a full bathroom, ample storage, and additional room for a home gym, office, or play area &mdash; whatever best fits your lifestyle! Step outside to enjoy the fully landscaped yard, complete with a fenced dog run and a natural gas hookup on the deck&mdash; ready for summer barbecues and outdoor gatherings. Close to nearby Herron's Crossing School (K-9), just a 5 minute walk away! This move-in ready, 4-bedroom, 4-bathroom home truly has it all &mdash; space, style, comfort, and an unbeatable location! \*Note: Washer/ Dryer - NEW 2024 and

Fridge/ Stove - NEW 2023.