



**160 Reunion Grove NW  
Airdrie, Alberta**

**MLS # A2298726**



**\$749,900**

<b>Division:</b>	Reunion		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,338 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Heated Garage, Insulated		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Interior Lot, Rectangular Lot, Sloped Up		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<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>	-

**Features:** Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Basement: Refrigerator, Electric Range, Refrigerator, Vented Hood Fan

**5 BEDROOMS. WALKOUT. SEPARATE LOWER LEVEL. MEANINGFUL UPGRADES.** This five-bedroom walkout in Reunion offers over 3,300 square feet of finished living space across three levels. Updated where it counts and maintained with meticulous care, this home is complete, functional, and ready to be enjoyed from the moment you move in. The 2024 roof carries one of the highest available hail resistance ratings, a meaningful upgrade in this market. The heated garage goes beyond parking, with high ceilings, tire racks, and overhead shelving that provide organized storage for seasonal items, sports equipment, and everything in between. Central air conditioning, a gas water heater, and a water softener keep the home comfortable year round. Inside, the main floor opens with an open-to-above foyer fitted with an automatic blackout blind, a small detail that makes a noticeable difference on hot summer afternoons. Nine-foot ceilings stretch across the rest of this level. The kitchen is anchored by granite countertops, a large centre island with bar seating, a gas range, and a walk-through pantry that connects directly to the mudroom. Stainless steel appliances have been updated within the past year, and additional pot lights brighten the space. The mudroom connects directly to the garage and features a sink and built-in bench seating with storage underneath. The dining area opens onto a deck with a gas line for the BBQ. New luxury vinyl plank flooring runs throughout the main level, and select windows are fitted with custom coverings. Upstairs, the bonus room offers flexible space for a media room, playroom, or casual family lounge. The primary bedroom has a walk-in closet and an ensuite with dual vanities, a soaker tub, and a separate shower. Two additional bedrooms, a main bathroom with updated countertop and cabinetry, and upper-level

laundry with a brand new washer and dryer complete this floor. The lower level adds nearly 1,000 square feet of fully finished living space, complete with two bedrooms, a den, a 4-piece bathroom, a gas fireplace with blower fan, and a separate laundry hookup for a future washer and dryer. With walkout access to the backyard, this illegal suite functions independently. Whether used for extended family, older teenagers, long-term guests, or generating additional income, it offers flexibility that is increasingly hard to find. The backyard reflects the same level of care. A generous concrete pad, walkways, and steps along both sides of the home create a clean and functional flow from front to back. The covered patio below has been retrofitted with weather shielding that redirects rain to the sides, usable in any weather. Reunion is one of Airdrie's most established communities. Herons Crossing School is walkable, Genesis Place recreation centre is nearby, and Nose Creek Park and its pathways are woven throughout the neighbourhood. QE II keeps Calgary within easy reach. This is a home that has been lived in with care and maintained with intention.