



**2275 Reunion Street NW
Airdrie, Alberta**

MLS # A2303665



\$569,900

Division:	Reunion		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,670 sq.ft.	Age:	2010 (16 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Level, Low		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank, Wood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home, Vinyl Windows, Wired for Sound		

Inclusions: None

Absolutely immaculate fully finished home in Reunion. Everything is included, all you do is move in! Open kitchen with all appliances, dark wood floors, granite counters, undermount sink, big windows looking out to a beautiful huge south facing yard on a corner lot. Open great room off the kitchen with fireplace and ceiling speakers plus door off the kitchen to a huge new deck. Half bath on this floor as well. All window coverings throughout the home are included. Large tiled front entry plus flex room that could be an office, den or dining room. The upstairs primary suite has a good sized closet plus ensuite bath with soaker tub and stand alone shower. This level includes two more bedrooms a four piece bath and separate laundry area with washer and dryer included. Luxury vinyl flooring throughout the upper level. The lower level is fully developed with a family room, exercise area, 2 more bedrooms with large egress compliant windows and another four piece bathroom. Carpet throughout the lower level. Exterior features a covered front entrance, green space to rear yard with a custom metal gate. The backyard is newly fenced with custom metal gates for your motorhome, trailer, or truck parking. Paved back lane so no mud or dust! Huge new deck off the back door that is the full width of the house with lighting on the railing and a few steps to the stamped concrete patio between the deck and the garage. The deck is south facing and because it is a corner lot it is east facing as well. Six zone "Rainbird" sprinkler system front and back with all the controls in the furnace room. There is a double 20X20 rear garage that is insulated, drywalled and heated. Huge attached 18 ft long storage shed for all your yard equipment etc. The corner lot gives a wide open feeling with lots of additional street parking. Digital locks on front, back and garage entrance door all programed the same so there

is no need for keys. Large playground is right across the street , schools within walking distance, shopping, parks and easy access to #2 highway. Great home, Great location! Call your favorite realtor to book your showing today!