



**55 Reunion Green NW
Airdrie, Alberta**

MLS # A2139899



\$825,000

Division:	Williamstown		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,988 sq.ft.	Age:	2013 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Garden		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, See Remarks, Walk-In Closet(s), Wet Bar		

Inclusions: Freezer in Garage, Racks in Garage, Sun Blinds, Shed, Hoses and Reels, Outdoor Fireplace, Swing, BBQ on Main Deck (ignitor as is), TV Wall Mounts.

Back on Market due to Financing not being met. ****RARE OPPORTUNITY to own this Fantastic FULLY FINISHED WALK-OUT with WEST Facing views of the Pond in the great community of Williamstown. Upon arrival, you immediately notice the Greenspace around the Home and the No-Maintenance Front Yard. The Cathedral Ceilings in the Foyer lead you to the Main Level which is bathed in Natural Light from the West Facing Windows and you are instantly drawn to the View of the Pond and the Hills beyond. The Living Room has a Fireplace with Mantle. The Kitchen is a Dream featuring an Abundance of WHITE CABINETRY, Granite Countertops, Stainless Steel appliances with a GAS RANGE, Pot and Pan Drawers, Lots of Potlights, Built in Desk, Corner Pantry, and an Island. The Dining area can host a larger table and opens onto the Upper Deck with Glass Panels so you can always enjoy the views. The Upper Level has a great Bonus Room with Vaulted Ceilings. Enjoy the views from the large Primary Bedroom that has a with Walk-in Closet, and a 5 Pc Ensuite with Soaker Tub, Shower Stall and Dual Vanities. 2 additional Bedrooms, and Full Bathroom complete the Upper Level. The Walk-out level has 9' Ceilings, a Recreation Room and a Wet Bar with a dishwasher and bar fridge plus a Games area. There is also a Flex Room with French Doors that can be an Office/Work out Room or a Bedroom as the Owners will include a \$200.00 allowance for a Wardrobe Closet. A 3 Pc Bathroom with Shower Stall is also on this level. The Exterior of the Home has been BEAUTIFULLY LANDSCAPED including stone steps around the Home, Upgraded Drainage in the yard, Stone Patio under the Covered Deck, Sun Blinds for Privacy, Retaining Walls, Lots of Perennials, and even a Swing for you to enjoy all your Summer days. This Home also features: Cat 5 Wiring,

1000 lb load Racks in Garage for storage, Wireless Security Camera, 2 Gas Lines for BBQs, Google Thermostat, 2 Stage Furnace with Upgraded Filter, Upgraded Top/Down Hunter Douglas Blinds, and Main Floor Laundry and Mudroom. This Beautiful Home is Ready for your Family to enjoy year round as the kids can skate on the Pond in the Winter, the Pathways around the Pond are well maintained, its close to the Environmental Reserve, and the School. Please ensure you watch the video tour of this home on MLS or Realtor.ca