



**130 Reunion Landing NW
Airdrie, Alberta**

MLS # A2140193



\$815,000

Division:	Reunion		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,191 sq.ft.	Age:	2014 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Cul-De-Sac, Front Yard,		

Heating:	High Efficiency, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, High Ceilings, Quartz Counters, Vaulted Ceiling(s)		

Inclusions: Blinds, Play Center in backyard, Garden boxes in back yard, Upper and Lower Matching Cabinets in Garage, Workbench in Garage,

Incredible opportunity to own your very own piece of paradise. This beautiful home is situated on a pie-shaped lot on a quiet cul-de-sac and backs onto Reunion Pond. The kids will have the summer of their dreams here in this family-friendly community with a paved path to ride their bikes around the pond. The quiet cul-de-sac is a safe place for the kids to run wild and the large yard gives them endless space to let their imaginations run wild. Inside, you'll love this fantastic floor plan. The mudroom off the garage has custom lockers, which keep the family organized. The living room has a stunning stone fireplace with a hearth and wood mantle that serves as the focal point. The kitchen basks in natural light from the massive picture window that overlooks the yard and pond. Modern appliances, granite countertops, full-height wood cabinetry, and a large breakfast bar make this space both pleasing to the eye and functional. Large French doors off the dining room lead out to the backyard. The full-width deck is the perfect place to enjoy the natural beauty of the surroundings. Stairs lead to a wonderful green space for gardeners, kids, and pets alike. Upstairs, the vaulted bonus room is a great play area for the kids. Upper laundry is a modern necessity for the busy family and adds convenience. The primary bedroom is located at the back of the home where the views are maximized. A huge walk-in closet will keep you organized. The peaceful 5 piece ensuite includes a large vanity with dual sinks, a soaker tub, and a separate shower. Two additional bedrooms and a 4 piece bath complete the upper level. The Sunshine basement is unfinished with large windows and a rough-in for a future bath. This ideal family location is just a short walk to Heron Crossing Elementary School and the nature reserve.