



**227 Reunion Green NW
Airdrie, Alberta**

MLS # A2141059



\$899,900

Division:	Reunion		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,774 sq.ft.	Age:	2016 (8 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Faces Front		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Garden, Low Maintenance Lands		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Composite Siding, Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, See Remarks, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar		

Inclusions: Hood Fan

Welcome to the exceptional McKee ANNALOG T, a modified bungalow (city of Airdrie and CREB considers it a 1 1/2 story) nestled in the heart of Reunion, Airdrie. This remarkable property offers a total of 3000 square feet of total developed space and 1,773 above grade square feet of elegantly designed living space, with the added charm of a developed area above the garage, providing a perfect blend of comfort and versatility for modern family living. Prime Location: Situated on a serene lot backing onto a picturesque pond and wetlands, this home offers breathtaking views and a tranquil setting. Imagine waking up to the sight of ducks gliding across the water and enjoying peaceful evenings on your patio, taking in the natural beauty that surrounds you. Elegant Living Spaces: Step inside to discover a spacious and inviting layout. The main floor features a beautifully appointed kitchen with modern appliances, ample counter space, and a large island perfect for meal prep and casual dining. The adjacent dining area and living room, with large windows, create a bright and airy atmosphere, ideal for entertaining or simply relaxing with family. Luxurious Master Suite: The main floor master suite is a true retreat, boasting generous proportions, a walk-in closet, and a spa-like ensuite with a soaking tub and separate shower. It's a perfect haven for unwinding after a long day. Versatile Bonus Space: Above the garage, you'll find a developed area complete with a bathroom and bar, perfect for a home office, guest suite, or entertainment room. This additional space adds incredible flexibility to the home's layout, making it an ideal spot for hosting friends or creating a private getaway within your own home. Finished Basement: The fully finished basement is a standout feature, with large windows that flood the space with natural light. It includes a spacious family

room, additional bedrooms, and a full bathroom, making it an ideal spot for teenagers or extended family. A separate staircase to the garage adds convenience and privacy. A/C Heated Garage: Car enthusiasts and hobbyists will appreciate the finished, heated garage, providing a comfortable workspace year-round and ample storage for all your needs. Outdoor Paradise: The backyard is a true oasis, offering direct access to the pond and wetlands. Enjoy the tranquility and privacy of your outdoor space, perfect for gardening, barbecues, or simply enjoying the stunning views. Also included, underground sprinkler system with smartphone capability and professionally wired for a future hot tub along with a ground level patio area and poured concrete walk way. This McKee bungalow in Reunion, Airdrie, is more than just a house; it's a lifestyle. With its prime location, versatile living spaces, and luxurious features, it's the perfect place to call home. Don't miss the opportunity to make this stunning property your own. Contact us today to schedule a private viewing and experience the magic of this exceptional home firsthand.