



**291 Reunion Green NW
Airdrie, Alberta**

MLS # A2141503



\$849,900

Division:	Reunion		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,658 sq.ft.	Age:	2014 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Y		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Sump Pump(s)

Inclusions: Ring Doorbell, Garage Keypad, E-Lock Front Entry, Pump on Hot Water Tank for Instant Hot Water

The perfect location & a fabulous house on Heron Pond with a full, tranquil view overlooking the water, access to the walking paths & all the winter activities on the pond. Plan your skating parties & enjoy a fire on your private deck with friends & family! This tastefully decorated, beautifully upgraded & immaculate 2658 sq. ft. 3 bedroom, 2 1/2 bathroom home is situated on a quiet crescent close to schools, parks & wetlands. Great curb appeal & low maintenance landscaping are just the start of many special features. The spacious foyer provides ample access to welcome visitors & family. Featuring 9' ceilings, extended height doors, hardwood floors, an open floor plan & generous windows with custom Hunter Douglas Blinds throughout. The main floor includes a huge gourmet kitchen with extended height cabinetry, granite countertops, a large island, a peninsula with breakfast bar, upgraded stainless appliances, a walk-thru pantry & extensive use of convenient pullout drawers. The dining room will easily accommodate a large gathering & the spacious great room features a cozy gas fireplace. The main floor also includes a mud room with build in bench, a 2pc powder room & an office. The hardwood continues up the stairs to the hallway & spacious bonus room. There are 3 good sized bedrooms including a king size master with a solid wall of mirrored built-ins plus a huge walk-in closet with custom built-ins (converted 4th bedroom that could be changed back). The luxurious 5pc ensuite includes granite countertops, a soaker tub, double shower & dual sinks. The 4pc bath is conveniently located adjacent to the 2nd & 3rd bedrooms. The lower-level ceiling height, large sunshine windows, dual furnaces & rough-in plumbing are the perfect set up for future development. Sunny east backyard with low maintenance landscaping, two-tiered deck & patio plus tasteful

plantings. Don't miss out on this lovely home in a very family friendly community close to everything!