



**12 Reunion Close NW  
Airdrie, Alberta**

**MLS # A2141765**



**\$689,900**

<b>Division:</b>	Reunion		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,029 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Fruit Trees/Shrub(s), Lawn, Reverse Pie Shaped Lot, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Security System Hardware (no contract), Nest Thermostat, Fridge in Pantry, Ceiling Speakers in Bonus Room, Garage Shelving, Garage Controls x2

Welcome to this beautiful family home, located on a quiet street, in the family friendly community of Reunion! Here you will find a perfect blend of comfort, style and space that caters to all your family's needs. Step inside and you'll be greeted by the welcoming finishes that make this home truly special. The solid wood doors and archways add that touch of warmth and the main floor office is your dedicated space to work from home or create your own reading room, complete with built-in bookshelves. Step through into the heart of the home, where the open-concept kitchen, dining, and living room create a seamless and inviting space. The gourmet kitchen is designed to impress with its high-end features and stylish finishes such as a gas range, built-in oven & microwave, and sleek stainless steel appliances. The granite countertops and large island are perfect for entertaining your family and guests! One of the standout features of this kitchen is the huge walk-in pantry, which provides plenty of storage space for all your kitchen essentials, including an additional fridge for extra convenience. The living room is anchored by a cozy gas fireplace and vaulted ceilings, which add to the sense of space and airiness. The dining room leads you out to your oversized pie lot, offering ample room for entertaining and providing an expansive space for kids and pets to enjoy. Imagine hosting family gatherings, and outdoor games in this generous backyard- enjoy the gas line off the deck for your BBQ. The gorgeous trees, shrubs and flowers surrounding the property have been carefully placed to create a sense of privacy and transform the backyard into a summer oasis. As you ascend to the upper level, you'll find the spacious bonus room with vaulted ceilings and large windows. Your primary bedroom is beautifully appointed, featuring dual windows and hanging lights that are

strategically placed to centre your bed, adding a touch of elegance! The ensuite bathroom has a spacious soaker tub, dual sinks and separate shower- a great way to relax at the end of the day! Two additional bedrooms and a full bathroom complete this upper floor. The lower level is fully finished with a recreation room, an inviting 4th bedroom and a full bathroom- enjoy the comfort of the in-floor heating, making this space even more enjoyable! The lower level laundry room is spacious with additional storage and room to hang your clothes to dry. This home is equipped with air conditioning to keep you cool on those hot summer days and 2 hot water tanks so you'll never run out of hot water here! With schools, pathways, parks and amenities all within close proximity, this home is the perfect fit for you and your family- Book your showing today!