



**222 Reunion Green NW
Airdrie, Alberta**

MLS # A2152111



\$749,900

Division:	Reunion		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,525 sq.ft.	Age:	2014 (10 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Driveway, Triple Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Vinyl
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Central Vacuum, Pantry

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: n/a

Welcome to this refined and traditional home in the desirable community of Reunion, offering over 2500 square feet of living space. Conveniently situated close to pathways, shops, restaurants, community schools and playgrounds, this home is perfect for anyone. Just a short walk away, you'll find Heron's Crossing School (K-9) and Heron's Pond, providing beautiful year-round enjoyment. As you approach, you'll be captivated by the stunning curb appeal. Inside, you are welcomed by nine-foot ceilings and ample closet space. Natural light fills the house from the entrance to the living room and the kitchen, where you will find generous counter space and cabinetry, a spacious walk-in pantry and a gas range, making it ideal for any home chef. The open-concept floor plan connects the kitchen and living room, featuring a cozy gas fireplace, perfect for entertaining. Upstairs, the master bedroom boasts a large walk-in closet that leads to an upstairs laundry room and a bright spa-like ensuite with a private water closet and in-floor heating. Down the hall, you will find three additional bedrooms, a bathroom with another private water closet and shower, and a large bonus room with vaulted ceilings, perfect for a media or playroom. The unfinished basement is a blank canvas waiting for your personal touch, with a rough-in for an additional bathroom and two large windows bringing in natural light. Step through the phantom screen to a thoughtfully designed backyard, featuring a row of privacy trees along the length of the yard, and exposed aggregate lower patio. Other notable features of this exceptional home includes abundant storage throughout, a central vacuum system for the hardwood floors, air conditioning, a large hot water tank, and a standout tandem bay garage. This incredible garage not only provides space for multiple vehicles but also includes a built-in workshop and

additional storage, all within its natural gas-heated environment and 12-foot ceilings. Additionally, there is a gas tie-in for a BBQ on the patio and a dog run along the side of the house. This home is truly exceptional and ready to welcome its new owners. Come and see for yourself why this is the perfect place to call home.