



**291 Reunion Green NW
Airdrie, Alberta**

MLS # A2202090



\$799,900

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|------------------|---|---------------|-------------------|
| Division: | Reunion | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,658 sq.ft. | Age: | 2014 (11 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 | | |

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|--------------------|-------------------------|-------------------|----|
| 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

Gorgeous, immaculate 2658 sqft, tastefully upgraded home with top quality finishes throughout... no expense was spared in the construction of this home 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, 3 bedroom + den, 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. The main floor features 9' ceilings, extended height doors, hardwood floors, an open floor plan & generous windows with custom Hunter Douglas Blinds throughout. The main floor also 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. This floor also includes a mud room with built 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. This level boasts three large sunshine windows bathing the lower level in natural sunlight, dual furnaces & rough-in plumbing are the

perfect set up for future development (see development plans in photos). 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!