



GRASSROOTS
REALTY GROUP

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**1237 Reunion Road NW
Airdrie, Alberta**

MLS # A2207618



\$569,900

Division:	Reunion		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,460 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Off Street, Parking Pad, Paved, Rear		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: Fridge in basement

Step Inside Our 24/7 Virtual Open House! Welcome to your next family home—nestled on a quiet, family-friendly street where pride of ownership shines and neighbours still wave hello. This beautifully maintained 4-bedroom, 2.5-bath home offers a warm, open-concept layout designed for everyday comfort and easy entertaining. From the gleaming hardwood floors on the main level to the cozy three-way fireplace and central air conditioning, every detail has been thoughtfully curated for year-round enjoyment. The spacious kitchen is a true hub of the home, featuring a large island with tons of seating, sleek stainless steel appliances, a walk-in pantry, and plenty of counter space for meal prep or gathering with loved ones. For added convenience a 2 pc. bathroom and easy rear deck access are located off the chef-inspired kitchen. Upstairs, you’ll find three generously sized bedrooms—each with walk-in closets—including a serene primary suite with a full ensuite. An additional full bathroom serves the other two bedrooms, making mornings smoother for busy households. The basement is nearly finished, offering a large living room, a completed fourth bedroom or flex space, roughed-in plumbing for a future bathroom, and another unfinished room—perfect for a fifth bedroom, gym, or extra storage. Enjoy sunny afternoons in your private backyard oasis, where the low-maintenance landscaping means more time relaxing on the deck and less time on yard work. A wide rear lane leads to your oversized double detached garage, and as an added plus enjoy the parking pad/driveway in the back! Located near parks, walking paths, and wide, quiet streets—this is the ideal setting for families looking for a peaceful yet connected lifestyle. Welcome Home!

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