



**1913 Reunion Terrace  
Airdrie, Alberta**

**MLS # A2207939**



**\$800,000**

<b>Division:</b>	Reunion		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,205 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Tandem, Triple Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Smoking Home, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to 1913 Reunion Terrace, an exquisite sanctuary where elegance meets comfort in the charming community of Airdrie, Alberta. This idyllic property promises a lifestyle of tranquility and modern convenience, offering a unique blend of sophistication and nature's embrace. Nestled in one of Airdrie's most sought-after neighborhoods, this immaculate residence boasts a generous 4-bedroom, 2.5-bathroom layout designed to cater to your every need. As you approach your future home, the impressive curb appeal of its classic architectural design is a warm invitation that hints at the luxurious interior awaiting you. Upon entering, you are greeted by an expansive foyer leading to the heart of this home—a spacious and inviting living area. Here, large windows usher in a cascade of natural light, creating a bright atmosphere that is amplified by the rich tones of hardwood flooring underfoot. Elegantly appointed, this space is perfect for cozy family gatherings or sophisticated soirées. The kitchen, a chef's delight, features high-end stainless steel appliances, gleaming countertops, and an abundance of custom cabinetry. Whether you're preparing an elaborate feast or a quick meal, this kitchen is equipped to handle all culinary adventures. Adjoining the kitchen is an elegant dining area, poised for intimate dinners or festive celebrations with friends and family. One of the standout features of this residence is its south-facing backyard that backs onto pristine green space. Picture yourself enjoying serene mornings or vibrant afternoons as you take in the uninterrupted views from the comfort of your private oasis. The backyard is a true outdoor sanctuary, ideal for entertaining, gardening, or simply unwinding amidst nature's bounty. Upstairs, the master suite offers a retreat-like atmosphere with its spacious layout, plush carpeting, and an opulent

ensuite bathroom. This spa-inspired haven boasts dual vanities, a deep soaking tub, and a separate glass-enclosed shower, providing a daily escape into tranquility. The three additional bedrooms are generously sized, providing ample space for family, guests, or a dedicated home office. Complementing the living spaces is a convenient main floor half-bath and a sunlit laundry room that makes daily chores effortless. The home's design provides both functionality and flexibility, accommodating the diverse needs of its inhabitants. Located in Reunion, an area renowned for its community spirit, you'll enjoy proximity to excellent schools, parks, and local amenities. 1913 Reunion Terrace truly offers the best of both worlds. Experience the perfect blend of luxury and comfort at 1913 Reunion Terrace. This is more than just a house; it's the home where your memories will unfold and your dreams will be realized. Welcome to the future of gracious living.