

**1264 Reunion Place NW**  
**Airdrie, Alberta**

**MLS # A2295646**



**\$599,900**

<b>Division:</b>	Reunion		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,365 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Dog Run Fenced In		

<b>Heating:</b>	Forced Air	<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	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance		

**Inclusions:** fridge, stove, dishwasher, washer/dryer in basement

Welcome to your new home in the beautiful, family-friendly community of Reunion! This thoughtfully designed property showcases extensive personalized accent walls and exceptional attention to detail throughout. Featuring a separate side entry to an additional living space, this versatile area can serve as a mortgage helper, an inviting guest suite, or extra room for your growing family. Enjoy year-round comfort with central air conditioning, brand-new flooring, and a fully developed basement offering endless possibilities for use. With a back-attached garage and a stylish, well-cared-for interior, this home is the perfect blend of comfort, functionality, and character.