

**132 Reunion Close NW**  
**Airdrie, Alberta**

**MLS # A2304816**



**\$699,900**

<b>Division:</b>	Reunion		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,330 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Gentle Sloping, Interior Lot, Lawn, No Back Lane, No Neighbours		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage, Walk-In Closet(s)

**Inclusions:** Hot tub rough in, outdoor shed, playground

Welcome to your next family favourite in the heart of Reunion, where space, sunshine, and smart design come together in all the right ways. This custom-built two-storey by Excel Homes sits on a sprawling pie-shaped lot with a huge southwest-facing backyard (hello, all-day sun!) and room for kids, pets, and every summer gathering you can imagine. Step inside to “ceilings, warm hardwood and tile floors, and a bright, welcoming layout. The stylish main floor office (with wallpaper that actually makes working from home fun) is tucked away for focus, while the heart of the home opens up beautifully for everyday living. The kitchen checks every box: granite countertops, stainless steel appliances, gas stove, breakfast bar seating, and a walk-through pantry that connects seamlessly to the mudroom (with built-ins and a sink). The cozy living room features a gas fireplace, and the dining area leads straight out to the freshly re-stained deck, perfect for BBQs, morning coffee, and future hot tub nights thanks to the reinforced structure and rough-in. Upstairs, the vaulted bonus room is made for movie nights and lazy Sundays, while three bedrooms offer space for the whole family. The primary suite is a true retreat with backyard views, a spacious layout, and a spa-like ensuite with dual vanities, soaker tub, and separate shower. Even better? The laundry room connects directly to your walk-in closet and ensuite, an everyday luxury you’ll wonder how you lived without. The fully finished basement adds even more flexibility with a separate walk-up entrance, bedroom with walk-in closet, full bath, and plenty of space for guests, teens, or a home gym setup. Outside is where this home really shines: a massive, sunny backyard complete with a large re-stained deck that is hot tub ready, privacy screen, concrete recreation pad for sports, garden beds, shed, and

even a playground for the kids. All just minutes to Main Street, shops, restaurants, and everyday essentials. This is the kind of home where family memories are made.