

183 Reunion Grove NW
Airdrie, Alberta

MLS # A2314108



\$629,900

Division:	Reunion		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,171 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, No Neighbours Behind, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		
Inclusions:	Curtains		

Welcome to this beautifully maintained home in the popular community of Reunion! Offering the perfect blend of comfort, space, and everyday functionality for modern family living. Step inside to a bright and inviting main floor featuring rich hardwood flooring and an open-concept layout designed for both relaxing and entertaining. The spacious living room is anchored by a cozy gas fireplace, creating the perfect atmosphere for quiet evenings or hosting guests. The kitchen is both stylish and practical, showcasing stainless steel appliances, a large island, and plenty of cabinet and counter space to make cooking and gathering effortless. Enjoy added storage with the separate pantry! The adjacent dining area is filled with natural light and features patio doors that lead directly to the backyard—ideal for summer BBQs and outdoor enjoyment. Upstairs, you’ll find a large and bright bonus room that offers incredible flexibility for a family room, play space, or home office. The upper level also features 2 generously sized bedrooms that share a 4pc bathroom. The spacious and cozy primary retreat contains a walk in closet & beautiful five-piece en-suite with double vanity, large glass shower and huge soaker tub! Convenient upper-level laundry completed this floor, adding everyday ease and functionality. The unfinished basement provides a fantastic opportunity to create additional living space tailored to your needs, whether that’s a recreation area, home gym, or extra bedrooms. The furnace was replaced one year ago, and hot water tank and all toilets are newly replaced! Complete with a large double attached garage and located just minutes from Herons Crossing School, parks, tons of walking paths, Woodside golf course and amenities, this home is perfectly situated in a family-friendly neighborhood. A wonderful opportunity to

own a move-in ready home in one of Airdrie's most desirable communities.