

**118 REUNION Green NW**  
**Airdrie, Alberta**

**MLS # A2316517**



**\$739,999**

<b>Division:</b>	Williamstown		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,495 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Landscaped, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<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
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

\*\*\*OPEN HOUSE SUN JULY 5TH 11AM-2PM \*\*\* - Welcome to 118 Reunion Green a beautifully maintained family home offering nearly 2500sqft of thoughtfully designed living space. This bright functional layout is perfect for those moving up or those looking for a home office without sacrificing space. From the moment you step inside, you'll appreciate a modern feel with ceilings, and abundance of natural light throughout the main floor. The open concept layout is designed for everyday family living and effortless entertaining, featuring a spacious living room with extra windows, a stone fireplace, and peaceful views toward the neighbouring open space. At the heart of the home is a beautiful white kitchen complete with quartz countertops, stainless steel appliances, gas range, built-in beverage fridge, and a large island that creates the perfect gathering space for family and guests. A main floor flex room which can be used as an additional bedroom or home office complete with frosted french doors add both style and function to the main level. Additionally, a standalone mudroom with built-in storage for added convenience and organization. Upstairs continues to impress with 4 bedrooms, a large vaulted bonus room, and a convenient laundry room with counter space and built-in cabinetry. The primary retreat features a vaulted ceiling, window bench, a generous walk-in closet, and a spa-inspired ensuite with separate vanities and a stand-alone soaker tub. The partially finished basement is already framed and roughed-in, with a bedroom built out, offering excellent potential for future development and added living space. Additional highlights include CENTRAL AC, INSULATED GARAGE with overhead storage, Ethernet ports throughout, and a NEWLY PAINTED FRONT EXTERIOR for added curb appeal. Outside, enjoy a

private backyard overlooking open space, offering added privacy and a more peaceful summer nights Located in a quiet, family-friendly neighbourhood with young families and schools nearby, this is a well-rounded home offering space, comfort, and long-term flexibility.