

**2055 Reunion Boulevard NW**  
**Airdrie, Alberta**

**MLS # A2322538**



**\$559,900**

<b>Division:</b>	Reunion		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,735 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Front, On Street		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Rectangular Lot, See Remarks, Street Lightin		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<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, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, Pantry, Recessed Lighting, Soaking Tub, Vinyl Windows		

**Inclusions:** \*Refrigerator in Garage

3 Bedrooms | 2.5 Bathrooms | 1,735 SqFt | Open & Functional Floor Plan | Central Staircase | Spacious Kitchen | Island with Barstool Seating | Pantry | Great Natural Light | Large Windows | 3 Upper Level Bedrooms | 2 Bathrooms | Family Room | Basement Laundry | Unfinished Basement | Blank Canvas for a Custom Space | Beautiful Backyard | Meticulously Landscaped | Garden | Lawn | Fully Fenced | Front Attached Double Garage | Driveway | Only 1 Neighbor | Walking Path | Steps from Reunion Playground & Reunion Pond | Family Friendly Neighborhood | Quick Commute to Veterans Blvd. Welcome home to this beautifully maintained 2-storey family home offering 1,735 SqFt of thoughtfully designed living space in the sought-after community of Reunion. Perfectly positioned with only one neighbouring home, this property enjoys added privacy while being just steps from Reunion Playground, Reunion Pond & the community walking pathways. Step inside to a bright & welcoming main level where an open & functional floor plan makes everyday living effortless. Large windows fill the home with abundant natural light while the central staircase creates an attractive architectural focal point. The spacious kitchen is designed for both family life & entertaining with ample cabinetry, generous counter space, a pantry & a centre island with barstool seating. Open to the dining & living rooms, this layout allows you to stay connected with family & guests while preparing meals. The dining area overlooks the backyard, creating a warm & inviting space for everyday meals & special occasions alike. A convenient 2pc bathroom completes the main level. Upstairs you'll find 3 spacious bedrooms, 2 full bathrooms & a comfortable family room that provides the perfect place to unwind with a movie, children's play area or home office. The primary bedroom is a relaxing

retreat complete with a private ensuite, while the additional bedrooms are generously sized & share the main bathroom. The unfinished basement is a blank canvas awaiting your personal touch with laundry already located on this level & endless possibilities to create additional living space, bedrooms, a home gym or recreation room. Outside, the beautifully landscaped backyard has been meticulously maintained with lush lawn, garden beds & a fully fenced yard, creating the perfect setting for outdoor dining, gardening, entertaining or simply relaxing all summer long. The front attached double garage & driveway provide ample parking & storage. Located in one of Airdrie's most family-friendly neighbourhoods with parks, ponds, playgrounds, walking paths & schools nearby, plus quick access to Veterans Boulevard for an easy commute, this home offers the perfect combination of comfort, functionality & location. Hurry & book your showing today!