

135 Reunion Loop NW Airdrie, Alberta

MLS # A2344606



\$465,000

Division:	Reunion		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,377 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Low M		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, No Smoking Home, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	n/a		

This home truly shows pride of ownership! The charming front porch is perfect for chatting with neighbors and enjoying the neighborhood. As you step inside, you'll find a convenient half bath just off the entry. The spacious living room features a large window that floods the space with natural light, creating a warm and inviting atmosphere. The open-concept layout makes it easy for the person in the kitchen to stay part of the conversation in the living room. There's plenty of room for a large dining table, perfect for entertaining friends. The kitchen boasts expansive Quartz countertops, ceiling-height cabinets, and modern lighting fixtures. A sliding glass door leads to a generously sized deck with a privacy wall and a gas line for your BBQ—ideal for outdoor gatherings. Upstairs boasts 2 spare bedrooms, plus Primary Bedroom. The laundry area is conveniently located between the upper bedrooms. The master suite offers ample space to move around the bed and includes a 3-piece ensuite with a convenient stand-up shower.