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2309 Reunion Rise NW
Airdrie, Alberta

MLS # A2348872

$519,000

Division:	Reunion		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,418 sq.ft.	**Age:**	2009 (17 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, See		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R1-L
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, See Remarks, Walk-In Closet(s)		

Inclusions: N/A

Located on a quiet family street in Reunion, this beautifully maintained 2 storey home may well be what you have been seeking all along. Front porch adds to the already gorgeous curb appeal. The large foyer leads to a total open concept main floor. The dream kitchen includes plenty of cupboard space, stainless steel appliances, an island with breakfast bar and overlooks the living and dining room areas, making it perfect for entertaining guests. The kitchen has also recently experienced renovation upgrades including new sink, faucet, lights, drawer pulls and backsplash (2026). Completing the main level are a half bathroom, a dining room which will accommodate a large table, and a generous sized living room complete with cozy gas fireplace. Newer tile around the fireplace (2020) simply adds to the charm of this space. Enjoy a BBQ on the sunny south facing deck in the private and fully fenced back yard. Double detached garage is icing on the cake. Upper level includes 3 bedrooms and a full bathroom. The spacious primary bedroom has its own walk-in closet and private full ensuite. Luxury vinyl plank flooring (2020) dominates the entire developed area of this home. Additional upgrades worth noting include: Whirlpool dishwasher (2020), toilets (2020), fixtures, lights, mirror, sink, cabinet in main floor half bathroom (2021), Samsung washer/dryer set (2022), entire home painted (2020). Unspoiled lower level has a rough in and invites your creative development ideas. Reunion is a great community within the city of Airdrie. It is quiet and safe with friendly neighbours, good schools, walking/biking paths and parks nearby. Close to a large pond/stormwater lake between Reunion and Williamstown for winter ice activities for the kids. This is a tremendous opportunity that cannot be overlooked.

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