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314 Reunion Heath NW
Airdrie, Alberta

MLS # A2350452



$644,900

Division:	Reunion		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,272 sq.ft.	**Age:**	2009 (17 yrs old)
Beds:	5	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, No Back Lane		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R1
Foundation:	Poured Concrete	**Utilities:**	-

Features: Built-in Features, Closet Organizers, French Door, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Storage, Tankless Hot Water, Walk-In Closet(s), Wet Bar

Inclusions: Gas BBQ in Backyard, Hot Tub (as is), additional Washer/Dryer in Basement, Refrigerator in Basement, and Patio Furniture

Ready to step into Airdrie's serene neighbourhood of Reunion? Look no further than this stunning home, surrounded by parks and playgrounds, schools, amenities, upgraded for your full enjoyment and prepared for your unique touch. Stepping into the home from the front porch you are greeted by a large entry foyer and hallway access to your 2 piece bathroom, laundry room, garage access, as well as a large office space adjacent to the wonderful open kitchen. Here you enter the heart of the home, with a modern equipped kitchen and family room bolstered with a gas fireplace for those cozy evenings! Several large North and South facing windows allow natural light to brighten the main floor further while also inviting you to step out onto your spacious deck and relish in nature. Whether you're in the mood to host a backyard party under the canopy or relax by the water fixture and outdoor gas fireplace, this space has everything you need! Moving to the upper level, this home shows no shortage of space. Equipped with a large family room that is flooded in natural sunlight, 2 full bedrooms with their corresponding 4 piece bathroom, as well as your primary bedroom with a beautifully upgraded 5 piece ensuite bathroom with attached walk-in closet. Rounding out the features of this stunning home is a fully developed basement with all the modern features that maximize usage! Several storage rooms and closets to store your belongings, a utility room, plus another ample family room + spacious wet bar that is ready to be enjoyed! Add the gorgeous 3 piece bathroom with laundry included, and you have access to over 2900 sq/ft of useable living space! Additionally this home is equipped with a large double garage with extra height for even more storage! Don't miss out on this amazing home! Schedule a showing today to see it for yourself!

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