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2132 Reunion Square NW Airdrie, Alberta

MLS # A2353048

$589,900

Division:	Reunion		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,831 sq.ft.	**Age:**	2012 (14 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Laminate	**Sewer:**	-
Roof:	Asphalt	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	R1-L
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, French Door, Granite Counters, High Ceilings		

Inclusions: TV Wall Mounts living room and TV Wall Mounts in Upper Bonus Room

Welcome to this well-maintained two-storey home in a quiet location in Airdrie’s Reunion community! Located on a quiet street, close to schools and parks. Offering 1,831 sq. ft. of developed living space above grade, double detached garage 18 x 19, with rear-lane access. This home features 9-foot ceilings on all three levels, abundant natural light with all the windows in this house, adjustable up-and-down blinds throughout. The backyard and a functional layout designed for everyday living and entertaining. Walk up to a welcoming front porch! . Spacious front entrance, Phantom screen, adds an extra touch of convenience. Bright living room area featuring a gas fireplace with a tiled surround and mantle. A generously sized office/den with French doors offers an ideal home office or flexible living space. Kitchen is complete with granite countertops, stainless steel appliances, plenty of cupboard and drawer space, island, and a large pantry. Two breakfast bars offer seating for up to four counter height stools, while the adjacent dining area provides a comfortable space for family meals and gatherings. Convenience is built into the main floor with a large mudroom, main floor laundry area with sink and broom closet, and a two-piece bathroom. Door leading out to the upper balcony deck, garage and backyard. Upstairs, you’ll find a vaulted bonus room, two generously sized bedrooms, a four-piece main bathroom with granite countertops, and a spacious primary bedroom retreat featuring a five-piece ensuite with dual sinks, granite countertops, a separate shower, a soaker tub, and a walk-in closet complete with a custom organizer.Basement is unfinished offers excellent potential for future development to suit your needs, has 9 foot ceiling height. In the backyard, features, a large composite deck 25x10, great for entertaining and BBQs, an upper balcony with

composite deck 9x5, and a beautifully maintained, generously sized backyard. Call for your private viewing.

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