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118 REUNION Green NW Airdrie, Alberta

MLS # A2355168

$689,999

Division:	Williamstown		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,495 sq.ft.	**Age:**	2013 (13 yrs old)
Beds:	5	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped, Private, Rectangular Lot		

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

Features: Bookcases, Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

Welcome to 118 Reunion Green a beautifully maintained family home offering nearly 2500sqft of thoughtfully designed living space. This makes it one of the larger homes in the area. A bright functional layout is perfect for those moving up or those looking for a home office without sacrificing space.   From the moment you step inside, you'll appreciate a modern feel with 9’ ceilings, and abundance of natural light throughout the main floor. The open concept layout is designed for everyday family living and effortless entertaining, featuring a spacious living room with extra windows, a stone fireplace, and peaceful views toward the neighbouring open space. At the heart of the home is a beautiful white kitchen complete with quartz countertops, stainless steel appliances, gas range, built-in beverage fridge, and a large island that creates the perfect gathering space for family and guests. A main floor flex room which can be used as an additional bedroom or home office complete with frosted french doors add both style and function to the main level. Additionally, a standalone mudroom with built-in storage for added convenience and organization.   Upstairs continues to impress with 4 bedrooms, a large vaulted bonus room, and a convenient laundry room with counter space and built-in cabinetry. The primary retreat features a vaulted ceiling, window bench, a generous walk-in closet, and a spa-inspired ensuite with separate vanities and a stand-alone soaker tub. The partially finished basement is already framed and roughed-in, with a bedroom built out, offering excellent potential for future development and added living space. Potential for making this is 6 bedroom home. Additional highlights include CENTRAL AC, INSULATED GARAGE with overhead storage, Ethernet ports throughout, and a NEWLY PAINTED FRONT EXTERIOR

for added curb appeal. Outside, enjoy a private backyard overlooking open space, offering added privacy and a more peaceful summer nights Located in a quiet, family-friendly neighbourhood with young families and schools nearby, this is a well-rounded home offering space, comfort, and long-term flexibility.

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