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2640 Reunion Square NW Airdrie, Alberta

MLS # A2355449

$509,900

Division:	Reunion		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,584 sq.ft.	**Age:**	2013 (13 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard, Street Lighting, Underground Sprinklers		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	**Zoning:**	R1-L
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, No Smoking Home, Quartz Counters, Vinyl Windows		

Inclusions: LARGE ELECTRIC UMBRELLA IN BACKYARD

Discover the perfect blend of comfort, functionality, and community in this beautifully appointed Sabal-built home, ideally situated on a quiet street in the sought-after neighbourhood of Reunion. Offering almost 1600 sq. ft., three bedrooms, and 2.5 bathrooms, this inviting home combines thoughtful design, valuable upgrades, and low-maintenance outdoor living. The bright, welcoming main floor features rich hardwood flooring and an open-concept layout. The spacious living room, anchored by a cozy fireplace, is perfect for relaxing or entertaining, while the dedicated home office offers an ideal work-from-home space. A separate dining area provides a welcoming setting for family meals and gatherings. The stylish kitchen features dark-stained cabinetry, quartz countertops, stainless steel appliances, a convection oven, pantry storage, and a window overlooking the sink. A convenient two-piece powder room completes this level. Upstairs, the generous primary retreat offers a walk-in closet and a luxurious five-piece ensuite with dual sinks, a soaker tub, and separate shower. Two additional well-sized bedrooms, a full four-piece bathroom, and upper-floor laundry complete this family-friendly layout. The unfinished basement offers excellent potential for future development, with a bathroom rough-in already in place. Enjoy the outdoors in your low-maintenance backyard, featuring a privacy screen and composite deck steps leading to a patio block area—an inviting space for summer barbecues, morning coffee, and evenings with friends. Front-yard irrigation adds convenience, while the 22' x 22' HEATED double detached garage provides loft storage and a 220V electrical outlet for added versatility. Further highlights include central air conditioning installed in 2021 and a furnace motor replaced in 2025. **A COMMUNITY THAT ADDS VALUE TO EVERYDAY

LIVING.** Reunion is prized for its quiet residential streets, green spaces, parks, playgrounds, and interconnected pathways. Enjoy outdoor recreation around Reunion Pond and the surrounding natural areas, with opportunities for walking, cycling, and family time close to home. Nearby schools, shopping, and Airdrie's everyday amenities further enhance the appeal, offering a wonderful balance of convenience and a relaxed suburban lifestyle. More than just a home, this is an opportunity to enjoy a thoughtfully designed property in a community where outdoor living, family connection, and neighbourhood charm come together. **Welcome home to Reunion!**

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