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GRASSROOTS REALTY GROUP

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1843 Reunion Boulevard NW Airdrie, Alberta

MLS # A2356590

$499,900

Division:	Williamstown		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,534 sq.ft.	**Age:**	2012 (14 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Gazebo, Landscaped, Rectangular Lot		

Heating:	Central	**Water:**	-
Floors:	Carpet, Hardwood, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Other, Vinyl Siding, Wood Frame	**Zoning:**	R1-L
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		
Inclusions:	N/A		

This beautifully maintained home is in the family-friendly community of Williamstown, perfectly positioned directly across from Herons Crossing School. From the inviting front porch, step inside to a bright and spacious open-concept main floor featuring a generous living area with a natural gas fireplace and large windows that fill the space with natural light. At the heart of the home is a well-appointed kitchen with granite countertops, stainless steel appliances, pot lights, plenty of cabinetry and a dedicated dining area, ideal for everyday living and entertaining. Upstairs offers three great-sized bedrooms, convenient upper-floor laundry and a full main bathroom. The spacious primary retreat features two large windows, a walk-in closet and a private ensuite complete with a soaker tub and separate standing shower. Outside, enjoy the sunny south-facing backyard featuring a deck, gazebo, plenty of space to relax or entertain, fencing on both sides and a double detached garage. With a functional layout, excellent natural light, a fantastic backyard and an unbeatable location across from the school, this is a wonderful opportunity. Book your showing today!

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