

## 92 Reunion Close NW Airdrie, Alberta

**MLS # A2195828**



# \$724,999

<b>Division:</b>	Reunion		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,393 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Irregular Lot, Landscaped		

**Heating:** Fireplace(s), Forced Air, Natural Gas

**Floors:** Carpet, Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, Ceiling Fan(s), Double Vanity, High Ceilings, No Smoking Home, Tray Ceiling(s), Wired for Sound

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1

**Utilities:** -

**Inclusions:** Garden Shed, Telus security hardware,

MAY MAGIC ! A recent PRICE REDUCTION can make your DREAM-HOME come true today. This magical home with its unique offerings and budding spring gardens is sure to be a favourite so act swiftly . \*\*\*EARLY POSSESSION\*\*\*available. Welcome to this stunning two-story home in the sought-after community of Reunion in Airdrie! A MUST-SEE TO APPRECIATE THE VALUE OF BELOW MARKET PRICING and an ideal opportunity for a growing or extended family. Step inside to discover a beautifully designed layout featuring four spacious bedrooms upstairs, including a luxurious owner's retreat. The spa-like five-piece ensuite provides a serene escape complemented by a generous walk-in closet and an elegant tray ceiling that adds sophistication and charm. An additional full bathroom with a double vanity and a conveniently located laundry room complete the upper level. The main floor boasts rich hardwood flooring and a gourmet kitchen with newer appliances designed for both style and function. This chef's kitchen features granite countertops, a GAS oven and range (2022), a large fridge (2022), a built-in microwave, a dishwasher (2021), a trash compactor, and a garburator. The expansive breakfast bar seamlessly connects to the open-concept living and dining areas, creating a perfect space for entertaining. The inviting living room centers around a cozy gas fireplace with a stunning stone surround, mantle, and hearth—ideal for relaxing evenings. A main-floor office and a convenient half-bath add to the functionality of the space. The recently finished, fully permitted basement expands your living options with a spacious rec room, a bedroom, a half-bath, and a versatile, unique soundproof flex space —ideal for a gym, workshop, home theatre, or music studio. Step outside to your PROFESSIONALLY LANDSCAPED (30K value),

south-facing backyard, designed for playtime, relaxation, and entertaining, featuring a spacious deck, a tranquil water feature, and a stone patio area for your fire pit. Enjoy the privacy of mature trees, a stone hedge, a garden shed, and full fencing, ensuring optimal quietness, privacy and charm. This home is perfectly located on a quiet close with direct access to community walking paths, close to parks, shopping, schools, plenty of unrestricted public parking and all the amenities Airdrie has to offer. This home has been DILIGENTLY MAINTAINED and has a newer water heater (2021). Don't miss this fantastic opportunity—book your showing today!