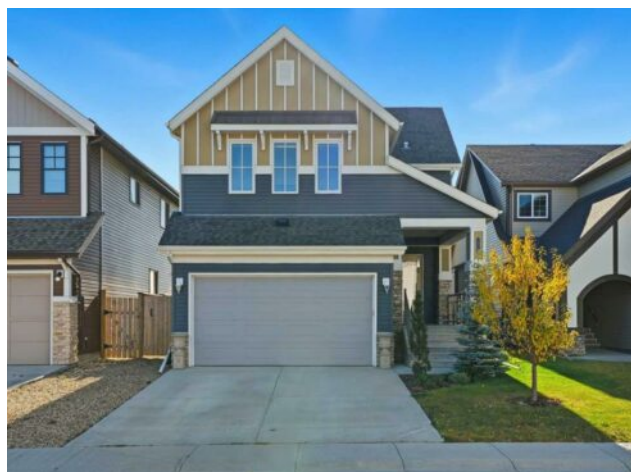


**1925 Reunion Terrace NW  
Airdrie, Alberta**

**MLS # A2274301**



# \$699,800

<b>Division:</b>	Reunion		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,168 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, Cleared, Few Trees, Fro		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Welcome to this beautifully maintained 3-bedroom, 2.5-bathroom home backs onto large green field, next to the school in the heart of Reunion, Airdrie. Offering 2168 sq. ft. of bright, inviting living space with a versatile bonus/flex room, this home truly stands out for its thoughtful layout and pride of ownership. Step inside to a spacious entryway and rich hardwood floors that flow seamlessly throughout the main level. The open-concept design creates an airy, connected feel, while south-facing windows fill the home with natural light all day long. On cooler evenings, unwind by the cozy gas fireplace in the generous living room. The chef's kitchen is a perfect hub for family gatherings and entertaining, featuring a gas stove, stainless steel appliances, ample counter space, and a large island with breakfast bar. A spacious mudroom with built-in lockers keeps everything organized as you come and go. Upstairs, a bright bonus room offers flexibility for a family retreat, play area, or home office. The primary suite overlooks the backyard and includes a walk-in closet and spa-like ensuite. Two additional bedrooms, a full bath, and convenient upper-floor laundry complete the level. The bright, unfinished basement is ready for your ideas—whether you envision a rec room, home gym, or additional living space, the possibilities are endless. Outside, enjoy the south-facing, fully landscaped, and fenced backyard, complete with a spacious deck and backs onto plenty of green space for play or relaxation. With Herons Crossing (K&dash;8) School just across the back field, plus parks, playgrounds, and shopping nearby, this home perfectly blends comfort and convenience. Additional features include air conditioning, a double attached garage, and newly installed permanent exterior lights. Don't miss this rare opportunity to own a warm, inviting home in a friendly,

family-oriented community&mdash;book your private showing today!