

2275 Reunion Street NW  
Airdrie, Alberta

MLS # A2281860



## \$619,900

|                  |                                                                          |               |                   |
|------------------|--------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Reunion                                                                  |               |                   |
| <b>Type:</b>     | Residential/House                                                        |               |                   |
| <b>Style:</b>    | 2 Storey                                                                 |               |                   |
| <b>Size:</b>     | 1,670 sq.ft.                                                             | <b>Age:</b>   | 2010 (16 yrs old) |
| <b>Beds:</b>     | 5                                                                        | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached                                                   |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                                                                |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Land |               |                   |

|                    |                                                                                                               |                   |      |
|--------------------|---------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                       | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Softwood, Tile, Vinyl Plank                                                                                   | <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-L |
| <b>Foundation:</b> | Poured Concrete                                                                                               | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Granite Counters, Kitchen Island, No Smoking Home, Recreation Facilities, Soaking Tub, Storage, Vinyl Windows |                   |      |

**Inclusions:** None

Absolutely Immaculate fully finished home in Reunion. Everything is included, all you do is move in! Kitchen with all appliances, dark wood floors, granite counters, undermount sink, big windows looking out to a beautiful south facing yard on a corner lot. Open great room off the kitchen with fireplace and ceiling speakers plus door off the kitchen to the huge new deck. All window coverings throughout the home are included. Half bath on this floor as well. Large tiled front entry plus flex room that could be an office, den, or dining room. Upstairs Primary Suite has a good sized walk in closet plus large ensuite bath with soaker bathtub and stand alone shower. two other bedrooms plus a 4 piece bath and separate laundry area washer and dryer included. Luxury Vinyl Flooring throughout the upper floor area. Lower area is fully developed with family room, two bedrooms with egress compliant windows and another 4pc bath. Carpet throughout the lower area. Exterior features covered front entrance, green space to rear yard with a custom metal gate. Back yard is newly fenced with custom gates for your trailer, motorhome or truck parking. New deck off the back door that is the full width of the house with lighting on the railing and a few steps to the stamped concrete patio between the deck and garage. The deck is south facing and because it is a corner lot it is east facing as well. Six zone "Rain Zone" sprinkler system with all controls in the furnace room. Corner lot wit lots of street parking. Digital locks on front back and garage entrance doors all prograded with the same code, no need for keys. Playground across the street, schools, shopping, parks and easy access to #2 highway. All equipment for alarm system and camera ring doorbell is included. Great Home! Great Location! Call you favorite Realtor today to book your showing.