



GRASSROOTS
REALTY GROUP

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131 Reunion Green NW
Airdrie, Alberta

MLS # A2232256



\$809,900

Division:	Reunion		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,255 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Landscaped, No Neighbours Behind, R		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

*** OPEN HOUSE - July 5, 10:30am-12:30pm *** Welcome to 131 Reunion Green NW, a beautiful family home backing onto a beautiful pond and green space with a sunny south-facing backyard in one of Airdrie's most loved communities. Located just steps from the Reunion Playground and within walking distance to Herons Crossing School (K-9), this home offers the perfect balance of quiet residential living with access to parks, walking paths, and nearby amenities. As you enter, you're greeted by a bright and inviting foyer with soaring ceilings and a layout that feels spacious and welcoming. The main floor features a large living room with a fireplace, a well-designed kitchen with granite countertops, stainless steel appliances, a corner pantry, and a central island that's perfect for hosting or everyday family life. The dining area overlooks the backyard and opens onto the rear deck with steps and access to the backyard. Enjoy sunny afternoons and evening BBQs with this space. Just off the entry is a versatile main floor den with French doors. Home office, study, or playroom, you pick! Upstairs, you'll find a spacious bonus room with vaulted ceilings, a generous primary bedroom with a walk-in closet and 5-piece ensuite, along with two additional bedrooms and a full bathroom. The carpet upstairs has been recently replaced within the last 2 years. The walk-out basement is currently undeveloped, giving you the opportunity to design a space that fits your family's needs. Additional highlights include main floor laundry, a double attached garage, and thoughtfully landscaped front and rear yards. Reunion is a family-friendly neighbourhood with easy access to shopping, walking trails, and the peaceful Reunion Pond just a short walk away. Whether it's skating in the winter or evening strolls in the summer, this is a

community built for year-round enjoyment.