



GRASSROOTS
REALTY GROUP

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135 Reunion Loop NW
Airdrie, Alberta

MLS # A2291091



\$469,900

Division:	Reunion		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,377 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Low M		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, No Smoking Home, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: RING window and door sensors, four of them plus doorbell camera

This home truly shows pride of ownership! The charming front porch is perfect for chatting with neighbors and enjoying the neighborhood. As you step inside, you'll find a convenient half bath just off the entry. The spacious living room features a large window that floods the space with natural light, creating a warm and inviting atmosphere. The open-concept layout makes it easy for the person in the kitchen to stay part of the conversation in the living room. There's plenty of room for a large dining table, perfect for entertaining friends. The kitchen boasts expansive Quartz countertops, ceiling-height cabinets, and modern lighting fixtures. A sliding glass door leads to a generously sized deck with a privacy wall and a gas line for your BBQ—ideal for outdoor gatherings. Upstairs boasts 2 spare bedrooms, plus Primary Bedroom. The laundry area is conveniently located between the upper bedrooms. The master suite offers ample space to move around the bed and includes a 3-piece ensuite with a convenient stand-up shower.