



314 Reunion Heath NW
Airdrie, Alberta

MLS # A2317183



\$699,988

Division:	Reunion		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,265 sq.ft.	Age:	2009 (17 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Asphalt, Mixed, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Kitchen Island		

Inclusions: n/a

Welcome home to this stunning, fully finished home with over 3200 square feet of living space, nestled in a quiet cul-de-sac in the desirable community of Reunion! The large front entryway welcomes you into a spacious living room, complete with a gas fireplace and lots of windows that let in natural light! This open concept flows into the beautiful kitchen, featuring rich cabinetry, granite countertops, a large island, a gas stove, and a walk-through pantry, all leading to the large dining room. The main floor also includes a main floor office and laundry. The open railing takes you upstairs to a cozy bonus room, two spacious bedrooms, and a four-piece bath! The master suite has been remodelled, creating a luxurious master retreat. The ensuite is complete with a spa-like separate soaking tub, a large shower, and custom shelving. And don't forget the fully finished basement with two more bedrooms, a bathroom, and a wet bar. There are far too many upgrades to mention! The professionally landscaped yard is a backyard paradise, filled with low-maintenance perennials, stone retaining walls, a water fountain, a gas fireplace, and a hot tub (sold as is). You won't want to miss out on this amazing home—it's truly one of a kind! Take a look at the 3D tour and call your favourite Realtor before it's too late.