



**2092 Reunion Boulevard NW
Airdrie, Alberta**

MLS # A2318622



\$639,990

Division:	Reunion		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,286 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this exceptional detached single-family home in the highly sought-after community of Airdrie. Offering 2,285.8 sq. ft. of thoughtfully designed above-grade living space, this beautiful home perfectly combines comfort, functionality, and modern family living. The bright and spacious main floor features an open-concept layout that seamlessly connects the living room, dining area, and modern kitchen. A walk-in pantry provides excellent storage space, while the large dedicated home office/den creates the ideal work-from-home environment. A convenient 2-piece bathroom and main-floor laundry room complete this level. Upstairs, you will find a massive bonus room, three generously sized bedrooms, and two full bathrooms. The spacious primary suite serves as a private retreat, featuring a walk-in closet and a luxurious 5-piece ensuite. The additional bedrooms are well-sized and share a beautifully appointed 4-piece bathroom. The home also includes an impressive 1,051.7 sq. ft. unfinished basement, offering endless possibilities for future development and customization to suit your family's needs. Step outside to enjoy the deck and beautifully landscaped front and backyard, perfect for summer BBQs, family gatherings, and outdoor relaxation. The attached double front-drive garage, combined with the spacious driveway, comfortably accommodates up to four vehicles. Ideally located with quick access to QE2 Highway, this property offers an easy commute to downtown Calgary and Calgary International Airport. Residents will also appreciate the close proximity to CrossIron Mills, parks, pathways, schools, and a variety of recreational amenities. Offering modern design, exceptional convenience, and outstanding long-term value, this remarkable Airdrie home presents an excellent opportunity for families and investors alike. Don’t

miss your chance to make this beautiful property your new home.