



**52 Reunion Close NW  
Airdrie, Alberta**

**MLS # A2319336**



**\$664,900**

<b>Division:</b>	Reunion		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,133 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, Double Vanity, Kitchen Island, No Smoking Home, Pantry, Stone Counters, Walk-In Closet(s)		

**Inclusions:** Pergola (on deck)

It's in Reunion!! Step into this 5 bed 3.5 Bath home with a finished basement, Double attached Garage and 2900 sqft of move in ready space. The front entrance foyer is spacious and extends to the built in mudroom that leads to the garage entrance so everyone has space to take their boots on and off and still stay clean and organized. The main living room area is large and adjoins with the bright and beautiful kitchen and dining area plus a 1/2 Bath tucked to the side. The double patio doors in the dining area connects you to the back yard with a large deck for summer BBQ's or just getting some time in your private yard for play or gardening. This Kitchen is complete! Featuring an oversized window for maximum natural light, Beautiful counter tops (and plenty of them), a stainless steel appliance package, large kitchen island with storage and a separate pantry. The living room has a gas fireplace and a TV nook right above for cozy family movie nights. The options are endless, this main floor layout is ideal for entertaining or the busy families that need space and storage. The upper level has 4 spacious Bedrooms, a full 4pc Bath and a dedicated laundry room. The 2 secondary rooms have enough space for any bed configurations, the enormous 3rd room has a ton of windows and light pouring in with extra space for the ultimate home office or a twin bedroom. The primary bedroom is Big! You can have your King bed with tons of room to spare plus a generous walk in closet. The Primary 5 piece ensuite is humongous, with double sinks, a full shower and a large soaker tub. In the basement you have a 5th bedroom, a 3pc Bath, a kids play nook and a flex/recreation room for another family space or just more room for play time. The location is perfect for families that want to be next to walking/biking paths and parks. Close to several schools and amenities with easy

access to Deerfoot via Veterans Blvd this beautiful and well taken care of home in Reunion has it all, a great Location, tons of Space, a great price and now it's ready for you!!