



GRASSROOTS
REALTY GROUP

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126 Reunion Landing NW
Airdrie, Alberta

MLS # A2329058



\$805,000

Division:	Reunion		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,245 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Creek/River/Stream/Pond, Cul-De-Sac, Few Trees, Landscaped, Pie Shaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	Garage Heater, Home Sound System, Dart Board, Built in Bed Frame in Basement Bedroom, TV mounting brackets, Floating Shelves, Desk in Office		

LOCATION IS KEY! This PRISTINELY kept home sits on a LARGE PIE-SHAPED LOT BACKING onto a PEACEFUL POND, offering Beautiful VIEWS and a QUIET CUL-DE-SAC setting. The FULLY LANDSCAPED YARD is ideal for Relaxing complete with Low-Maintenance Greenery and UNDERGROUND SPRINKLERS. The OPEN-CONCEPT Main Floor offers a Functional, and Family-Friendly Layout Designed for everyday living and entertaining. Featuring Engineered HARDWOOD FLOORS, MODERN Lighting, a GAS FIREPLACE, a dedicated OFFICE SPACE, and a convenient Half Bath. The CUSTOM KITCHEN serves as a Welcoming Hub for family and guests, complete with UPGRADED Cabinetry, GRANITE Countertops, S/S Appliances, Walk-Through Pantry, and an OVERSIZED Island. Upstairs, a Bright BONUS ROOM with SCENIC POND VIEWS creates a Welcoming Space to Relax or Play. TWO SPACIOUS BEDROOMS are complemented by a Full 4PC. Bathroom and Convenient LAUNDRY ROOM for added Everyday Practicality. The Noteworthy PRIMARY BEDROOM offers a PEACEFUL ESCAPE, complete with Serene VIEWS, a Walk-In closets with Custom Built-In Cabinetry, and a Spa-Inspired Ensuite featuring Dual Sinks, a Soaker Tub, Separate Shower, and Private Water Closet. The FULLY DEVELOPED BASEMENT is BRIGHT and CHEERY from the ADDED WINDOWS that bring in NATURAL LIGHT. A Large BEDROOM includes a custom Built-In Bed, Shelving, and Closet Organizers is complemented with a Full 3PC. Bath for added convenience. The FAMILY ROOM offers Plenty of Space for games or movie nights and is Complete with a WET BAR featuring Granite Countertops and Custom Cabinetry. The DOUBLE CAR ATTACHED GARAGE is HEATED and features Epoxy Floors and tons of

Storage area. This home features NUMEROUS UPGRADES THROUGHOUT to Further Enhance the Home's Comfort, Style, and MOVE-IN READY Appeal. Located in the Quiet neighbourhood of Reunion, this home is Close to NUMEROUS PARKS and PATHWAYS, Within WALKING DISTANCE of Several Schools, and offers EASY ACCESS to major arterial roads. Contact to view today as this one won't last long!