



GRASSROOTS
REALTY GROUP

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2371 Reunion Street NW
Airdrie, Alberta

MLS # A2330129



\$689,900

Division:	Reunion		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,136 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Level, Street Lighting,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Shed, Garage Heater, Fire pit and chairs		

Welcome home to this spectacular family home in Reunion! This lovingly maintained, fully developed, corner-lot home offers 3 beds, 3.5 baths, and warmth in every detail—from rich hardwood floors to thoughtfully curated landscaping and unbeatable curb appeal. A welcoming front porch leads into a bright and spacious foyer. Next to the foyer, you'll find a convenient mudroom with built-in lockers leading to the heated double garage. Back inside, the spacious living room is anchored by a cozy gas fireplace, opening to a wide, sun-filled kitchen & dining space overlooking the South-facing yard. The kitchen impresses with stainless steel appliances, granite counters, rich cabinetry, a large pantry, and an oversized island with eating bar. Abundant windows throughout the home mean there's no lack of natural light. From the dining space, step out to the full-width raised deck overlooking the beautifully landscaped backyard, with an impressive view of the city beyond. A 2-pc powder room completes the main floor. Upstairs, you'll find a full laundry room with built-in shelving, a bright bonus room, a well-sized main bath, and 3 generous bedrooms. The primary suite is a true retreat, with a spa-like ensuite featuring a soaker tub, double vanity, and separate shower with built-in seat, plus a large walk-in closet. The fully developed walkout basement adds a spacious rec room, a flexible den (office or guest space), a 4-pc bathroom, and a large utility room with excellent storage. Out back, the South-facing yard is your private oasis—a spacious lower wood deck, a tranquil pond, and a large shed. The corner lot means extra parking and room to spare. Steps to a large playground, connected to kms of pathways and a nearby nature reserve, with easy access via 24th Street. Close to Heron's Crossing School (K–9 public) and a newly announced

Francophone middle school under construction nearby. This is so much more than a house—it's a place to put down roots and settle into a well-established, family-friendly community.