



**GRASSROOTS**  
REALTY GROUP

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**10 Reunion Grove NW**  
**Airdrie, Alberta**

**MLS # A2346636**

**\$549,900**

|                  |                                                                                |               |                   |
|------------------|--------------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Reunion                                                                        |               |                   |
| <b>Type:</b>     | Residential/House                                                              |               |                   |
| <b>Style:</b>    | 2 Storey                                                                       |               |                   |
| <b>Size:</b>     | 1,563 sq.ft.                                                                   | <b>Age:</b>   | 2011 (15 yrs old) |
| <b>Beds:</b>     | 3                                                                              | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached                                                         |               |                   |
| <b>Lot Size:</b> | 0.07 Acre                                                                      |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscaping |               |                   |

|                    |                                                                 |                   |      |
|--------------------|-----------------------------------------------------------------|-------------------|------|
| <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>   | Concrete, Vinyl Siding, Wood Frame                              | <b>Zoning:</b>    | R1-L |
| <b>Foundation:</b> | Poured Concrete                                                 | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island |                   |      |

**Inclusions:** Ceiling Fan (s)

Welcome Home to Reunion, Airdrie Where comfort, space, and community come together in one beautifully maintained family home. Freshly painted and thoughtfully designed throughout, this 3 bedroom, 3.5 bathroom home offers the perfect blend of style and functionality for growing families. Nestled in the highly sought-after community of Reunion, you'll love the welcoming neighbourhood, scenic pathways, nearby parks, excellent schools, and convenient shopping just minutes away. The bright, open concept main floor is filled with natural light and creates a seamless flow between the living room, dining area, and spacious kitchen making everyday living and entertaining effortless. The large centre island offers plenty of workspace and additional seating, becoming the heart of the home for family meals and gathering with friends. A versatile flex room on the main level provides the ideal space for a home office, study, or peaceful retreat. Upstairs, you'll find three generously sized bedrooms, including a serene primary suite bathed in natural light. Complete with a private 3 piece ensuite, it's the perfect place to relax and recharge at the end of the day. The fully developed basement expands your living space with a generous family room that's perfect for movie nights, game days, or hosting guests. An additional 3 piece bathroom and flexible bonus area offer endless possibilities for a home gym, playroom, hobby room, or second office. Step outside to enjoy a fully fenced backyard with room for children to play and your fur babies to roam, while the double detached garage adds valuable storage and everyday convenience. This move in ready home has been lovingly maintained,, and is simply waiting for its next family to create lasting memories. Your next chapter begins here schedule your private showing today and discover everything this charming

Reunion home has to offer.