



GRASSROOTS
REALTY GROUP

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112 Reunion Loop NW
Airdrie, Alberta

MLS # A2347452



\$510,000

Division:	Reunion		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,599 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: Front wall hooks, TV mount in basement

Welcome to this beautifully maintained, original-owner duplex in the sought-after community of Reunion. Set on an exceptionally large pie-shaped lot, this thoughtfully designed home offers generous living space, excellent functionality, and a backyard made for gardening and entertaining. Step inside to a spacious entryway that opens into a bright, contemporary main floor. The beautiful white kitchen features quartz countertops, stainless steel appliances, ample cabinetry, and a convenient walk-through pantry. From here, the pantry connects to a highly functional mudroom and the single attached garage, which offers plenty of additional storage. An open-concept dining area and inviting living room complete the main level, creating a comfortable space for everyday life and hosting family and friends. Upstairs, you will find three well-sized bedrooms, including a spacious primary retreat with a massive walk-in closet and a beautiful four-piece ensuite. The two additional bedrooms are charming and comfortable, while the main bathroom features dual sinks - perfect for busy mornings - along with a tub and shower combination. A conveniently located upper-floor laundry room adds even more practicality. The fully finished basement expands the home's living space with a versatile recreation or playroom, a fourth bedroom, and a three-piece bathroom. Whether used for guests, older children, a home office, or movie nights, this level offers plenty of flexibility. Outside is where this property truly stands apart. The massive pie-shaped backyard is a gardener's dream, complete with raised garden beds, a storage shed, and a good-sized deck. With abundant room to relax, play, garden, and entertain, the possibilities are endless. Reunion is a welcoming, family-friendly community known for its parks, playgrounds, pathways, green spaces, and nearby schools and amenities. Golf

enthusiasts will appreciate the home's convenient proximity to Woodside Golf Course, while Reunion's northwest location provides easy access to nearby amenities and routes out of Airdrie. This lovingly cared-for home combines space, comfort, and an outstanding lot in a community designed for everyday living. Book your showing today!