

\$625,000 - 15 Reunion Grove Nw, Airdrie

MLS® #A2105114

\$625,000

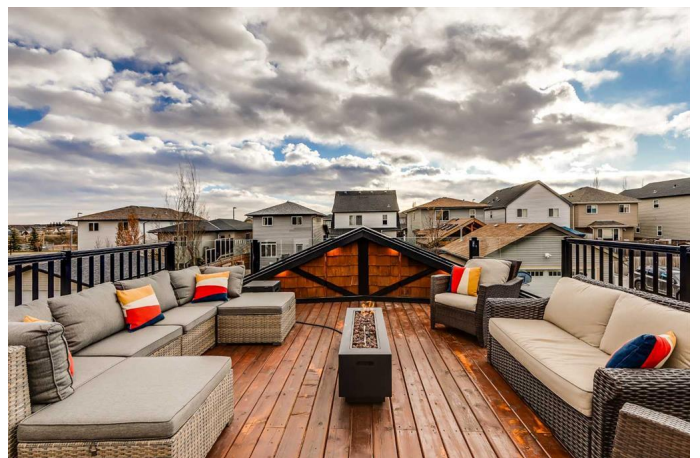
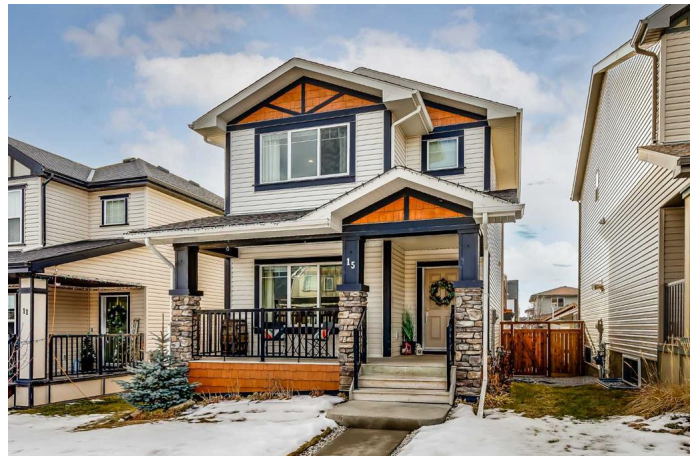
3 Bedroom, 4.00 Bathroom, 1,361 sqft

Residential on 0.08 Acres

Reunion, Airdrie, Alberta

You just have to see this Amazing Home to appreciate all that it offers, including an INCREDIBLE OUTDOOR LIVING SPACE ABOVE THE DOUBLE DETACHED GARAGE.

This Beautiful Home has been Tastefully Updated, has Beautiful Upgrades, and is Immaculate. Upon arrival you are greeted by the Large Front Porch. When you enter this Home, you will immediately notice all the Large Windows bringing an Abundance of Natural Light, and the 9' Ceilings. The Living Room has a Feature Wall with a Gas Fireplace, Stone surround, and Built-in Wall unit. The Kitchen has a Large Island, Lots of Cabinetry with Pot and Pan Drawers, Corner Pantry, Lots of Potlights, and Stainless Steel Appliances. The Dining area holds a Large Table and has a Huge Window overlooking the South Facing Yard. The Staircase leading to the Upper level has Metal Spindles opening the space. The Upper level has a Large Primary Bedroom with a Wooden Feature Wall with Built in Floating Shelves, and Walk-in Closet. The 3 pc Ensuite has a Shower Stall. 2 Additional Bedrooms and a Full Bathroom complete the upper level. The Lower level is Fully Finished with a Large Recreation Room that has a Murphy Bed for Guests, a Desk area, Developed space under the stairs, a Flex space great for your exercise equipment or play area, 3 pc Bathroom with In-Floor Heating and a Shower Stall, and a Laundry Room with a Sink and Utility Room. The Ceiling is done in a White Shiplap style with tons of Potlights and



the High Quality Laminate Flooring with upgraded Ridgid insulation for extra warmth. The South Facing exterior has a Large Deck off of the Home, a yard, and the Spectacular Upper Deck above the Garage that has hidden power and lights for you to enjoy into the evening. Imagine all the enjoyment you will have entertaining in that space. The Garage has 220V wiring and a Gas Line. The Basement and Garage are Fully Permitted. Sellers advised that the Garage has 4' deep concrete footings and has a rebuild value of a minimum of \$80,000. This Amazing Home is ready for you to call it yours. Ensure you watch the Video on the MLS link or Realtor.ca.

Built in 2013

Essential Information

MLS® #	A2105114
Price	\$625,000
Sold Price	\$620,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,361
Acres	0.08
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	15 Reunion Grove Nw
Subdivision	Reunion
City	Airdrie
County	Airdrie
Province	Alberta

Postal Code T4B 0Z7

Amenities

Parking Spaces 4

Parking Alley Access, Double Garage Detached

Interior

Interior Features Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Sump Pump(s), Vinyl Windows

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, See Remarks, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Other

Lot Description Back Lane, Back Yard, Rectangular Lot

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 21st, 2024

Date Sold May 2nd, 2024

Days on Market 42

Zoning R1-L

HOA Fees 0.00

Listing Details

Listing Office RE/MAX Rocky View Real Estate

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.