

# \$675,000 - 106 Reunion Green Nw, Airdrie

MLS® #A2126360

**\$675,000**

4 Bedroom, 4.00 Bathroom, 2,023 sqft

Residential on 0.10 Acres

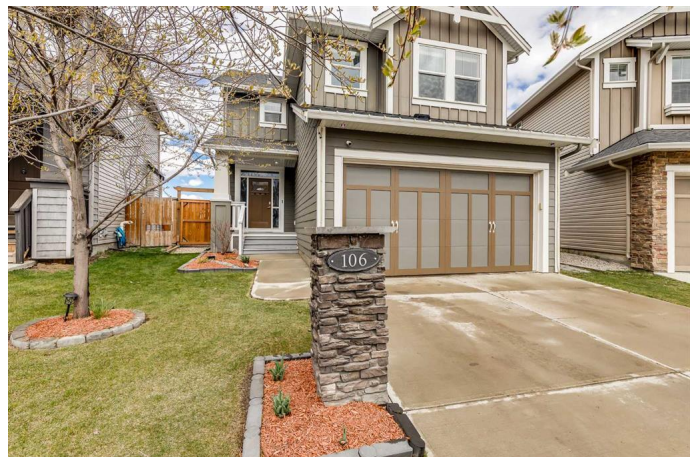
Reunion, Airdrie, Alberta

Unique opportunity to own this Wonderful Home for only \$675,000. Welcome to this stunning family home nestled in the desirable community of Reunion, boasting over 2,700 sqft of living space! As you enter, you'll be greeted by an elegant staircase and rich dark hardwood flooring throughout the main floor, setting the tone for luxury and warmth. The open concept living area features a spacious family room with an elegant fireplace, filled with natural light streaming in through large windows that perfectly frame the extra-large backyard with three different seating areas. The living room seamlessly flows into the dining area and kitchen, creating the ideal space for family gatherings and entertaining. The kitchen is a chef's dream, equipped with stainless steel appliances, granite countertops, ample cabinetry, and a large corner pantry for all your storage needs. The main floor also offers a convenient powder room, a laundry room with ample storage, and access to the oversized attached garage, complete with shelves and bike racks, as well as space for two additional cars outside. Step outside onto the beautiful-large deck and elegant gazebo perfect for growing family and entertainers. Upstairs, the upper level has it all, featuring three large bedrooms, two bathrooms, and a spacious bonus room. The master bedroom is a true oasis, flooded with natural light and offering a spacious walk-in closet. The elegant ensuite boasts a separate glass shower, stand-alone deep tub, two vanities, and a



## GUIDING PRINCIPLES

- Guiding Principles for Sawgrass Park:
1. Complete Community
  2. Housing Diversity
  3. Multi-Modal Transportation
  4. Access to Services & Amenities
  5. Access to Parks & Active Space
  6. Access to Natural Open Space
  7. Environmental Protection
  8. Connection to Existing Neighbourhood
  9. Safe Community
  10. Compatibility with Existing Neighbourhood



private toilet area, providing both luxury and functionality. On the opposite side of the upper level, you'll find two additional comfortable bedrooms for the kids, along with another 4-piece bathroom. The bonus room offers ample space for entertainment and can also accommodate a study area, making it the perfect versatile space for the whole family to enjoy. Descend into the professionally developed basement, where luxury and entertainment await. This expansive lower level has been transformed into the ultimate man cave, featuring a fully equipped bar, comfortable seating area, and a designated movie-night setup perfect for evenings of cinematic bliss. Challenge your friends to a game of darts or simply unwind in this inviting space designed for relaxation and enjoyment. Additionally, the basement offers an additional (4th) bedroom, providing extra space for guests or family members. Completing the lower level is a convenient third full bathroom, ensuring everyone's comfort and convenience.

Whether you're hosting gatherings or simply seeking a retreat from the hustle and bustle of everyday life, this professionally developed basement offers endless possibilities for entertainment and relaxation. Don't miss out on the opportunity to make this incredible Reunion home yoursâ€” Airdrie once again is growing, and once again is doing it in a very well planned wayâ€¦ new beautiful houses, parks, schools and services coming up ... NOSE CREEK RESERVE just steps away from home.

Built in 2013

**Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | A2126360  |
| Price      | \$675,000 |
| Sold Price | \$665,000 |

|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,023       |
| Acres          | 0.10        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 106 Reunion Green Nw |
| Subdivision | Reunion              |
| City        | Airdrie              |
| County      | Airdrie              |
| Province    | Alberta              |
| Postal Code | T4B 3X1              |

### Amenities

|                |                                                                  |
|----------------|------------------------------------------------------------------|
| Parking Spaces | 4                                                                |
| Parking        | Double Garage Attached, Garage Door Opener, Insulated, Oversized |

### Interior

|                   |                                                                                                                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Dry Bar, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Soaking Tub, Walk-In Closet(s) |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings                                                                                                       |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                                                                                                                                                    |
| Cooling           | Central Air                                                                                                                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                        |
| Fireplaces        | Blower Fan, Gas, Living Room, Mantle                                                                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                                                                                                      |
| Basement          | Finished, Full                                                                                                                                                                                                                                           |

**Exterior**

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                                   |
| Lot Description   | Back Yard, Backs on to Park/Green Space, City Lot, Gazebo, No Neighbours Behind, Irregular Lot, Pie Shaped Lot |
| Roof              | Asphalt Shingle                                                                                                |
| Construction      | Brick, Vinyl Siding, Wood Frame                                                                                |
| Foundation        | Poured Concrete                                                                                                |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 1st, 2024  |
| Date Sold      | May 27th, 2024 |
| Days on Market | 26             |
| Zoning         | R1             |
| HOA Fees       | 0.00           |

**Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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