

\$549,999 - 2343 Reunion Street Nw, Airdrie

MLS® #A2136045

\$549,999

3 Bedroom, 3.00 Bathroom, 1,711 sqft

Residential on 0.08 Acres

Reunion, Airdrie, Alberta

Lovely 3-Bedroom Home with Bright South-Facing Backyard!

Welcome to your new home! This charming 3-bedroom, 2.5-bathroom, two-storey home is nestled in the highly sought-after neighborhood of Reunion and offers a blend of comfort, style, and convenience. As you step inside, you'll be greeted by an open-concept living area that seamlessly connects the living room, dining room, and kitchen. Large windows flood the space with natural light, creating a warm and inviting atmosphere.

The well-appointed kitchen boasts ample cabinetry, stainless appliances, and a convenient island, perfect for casual dining or entertaining guests. Enjoy endless sunny days in your bright and sunny south-facing backyard featuring a tiered deck with privacy glass and a gas line for those awesome evening BBQ's. The serene front porch adds to the home's curb appeal and offers a cozy spot to enjoy your morning coffee or unwind in the evening with views of the beautifully designed, low-maintenance landscaping.

The oversized double garage features an 8' door, 12' ceilings and lots of built in storage shelves providing ample space, ensuring your vehicles and belongings are kept safe and secure. The insulated and partially developed basement offers a world of possibilities. With a rough-in for a bathroom and large windows, it's ready for your personal touch, whether you



envision a home gym, additional living space, a 4th bedroom or a recreation room.

The upper level features a spacious primary suite complete with a walk in closet and 4pc en-suite bathroom, offering a private sanctuary to relax and rejuvenate. Two additional bedrooms, a full bathroom and laundry room complete the upper level and provide plenty of space for family and guests.

The "OVATION" BY SABAL HOMES is not only well appointed with several upgrades inside and out but is conveniently located close to schools, parks, shopping, and dining options, making it perfect for families and professionals alike. Don't miss the opportunity to make this beautiful house your new home!

Schedule a private showing and experience all this home has to offer.

Built in 2011

Essential Information

MLS® #	A2136045
Price	\$549,999
Sold Price	\$565,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,711
Acres	0.08
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2343 Reunion Street Nw
Subdivision	Reunion
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 0M6

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener

Interior

Interior Features	Bathroom Rough-in, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Lawn, Garden, Low Maintenance Landscape, Landscaped, Level, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 29th, 2024
Date Sold	June 7th, 2024
Days on Market	9
Zoning	R1-L
HOA Fees	0.00

Listing Details

Listing Office Real Estate Professionals Inc.

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