

\$574,900 - 2324 Reunion Rise Nw, Airdrie

MLS® #A2138720

\$574,900

3 Bedroom, 4.00 Bathroom, 1,527 sqft
Residential on 0.08 Acres

Reunion, Airdrie, Alberta

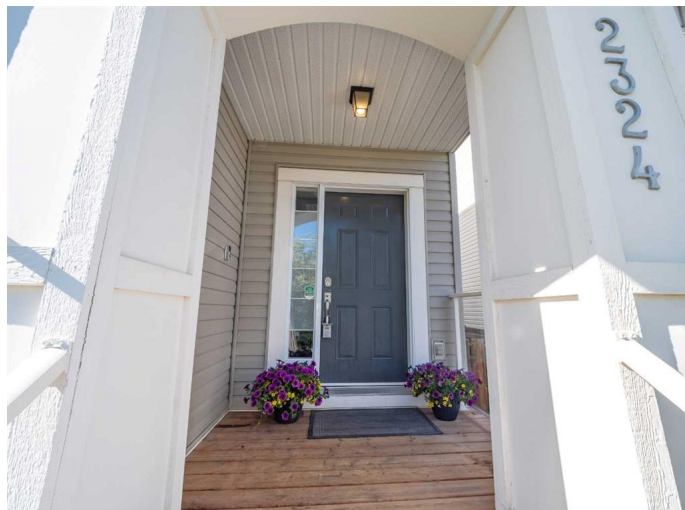
Welcome to this stunning family home offering exceptional value and an abundance of features to delight every member of the household! Boasting 3 bedrooms & 3.5 baths, this fully finished residence spans nearly 2300 square feet of developed space, providing ample room for comfortable living and entertaining.

Step inside to discover a meticulously upgraded interior, highlighted by luxurious heated tile flooring on the main level, complemented by lofty 9-foot ceilings. The Great room invites relaxation with a gas fireplace adorned with newer stone accents, while the spacious kitchen exudes modern elegance with upgraded countertops, stainless-steel appliances, and a custom backsplash. A convenient corner pantry and large center island add both style and functionality to this culinary haven.

Upstairs features updated laminate flooring throughout. Retreat to the tranquility of the primary suite, offering a walk-in closet and a full ensuite bath, while two additional bedrooms share another full bathroom. The convenience of an upstairs laundry room adds practicality to everyday life.

The finished basement expands the living space with a beautifully appointed 3-piece bathroom, a versatile family room or theater room complete with projector and screen (included), a games room or rec room, an office, and ample storage options.

Outside, enjoy the ultimate in relaxation and



entertainment on the oversized deck featuring a hot tub (included), overlooking a fully fenced and newly landscaped yard. The heated detached garage with 220 Power provides convenience and additional storage options. Additional upgrades include shingle replacement approx. 7 years ago and the addition of glass railings on the front stairs and back deck, enhancing both safety and curb appeal.

Located in close proximity to schools, green spaces, and walking paths, this home offers the complete package for modern family living. Don't miss your chance to make this gorgeous property your ownâ€”schedule your viewing today before it's too late!

Built in 2008

Essential Information

MLS® #	A2138720
Price	\$574,900
Sold Price	\$585,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,527
Acres	0.08
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2324 Reunion Rise Nw
Subdivision	Reunion
City	Airdrie
County	Airdrie

Province	Alberta
Postal Code	T4B 0M8

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Heated Garage

Interior

Interior Features	High Ceilings, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	In Floor, 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, Low Maintenance Landscape, Landscaped, Level, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 6th, 2024
Date Sold	June 14th, 2024
Days on Market	8
Zoning	R1-L
HOA Fees	0.00

Listing Details

Listing Office	2% Realty
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