

# \$549,900 - 1939 Reunion Boulevard Nw, Airdrie

MLS® #A2201936

**\$549,900**

3 Bedroom, 2.00 Bathroom, 1,404 sqft  
Residential on 0.08 Acres

Reunion, Airdrie, Alberta

Welcome to this stunning home in the sought-after, family-friendly community of Reunion! As you step inside, you're immediately greeted by the open and inviting floorplan, with rich hardwood floors and an abundance of natural light. The spacious chef's kitchen is a true showstopper, featuring newly upgraded appliances, including a gas cook-top, sleek granite countertops and beautiful ceiling height cabinets. The large island is perfect for meal prep or casual dining and the adjacent coffee bar with wine fridge make this house an ideal spot for entertaining friends and family. The kitchen seamlessly flows into the dining area, with a view of the gorgeous south-facing backyard and convenient access to the deck off the mud room. You will be comfortable year round with new Central A/C. Step outside onto the expansive sun filled deck, perfect for hosting summer barbecues or enjoying your morning coffee. The south backyard also features an additional shaded patio and built-in gardening boxes to grow your own vegetables and herbs. This leads to a double detached garage with alley access. Back inside, the upstairs primary bedroom features a spacious walk-in closet. Two additional bedrooms and a spa-like 4 piece bathroom complete the upper floor. The basement is ready for your personal touch, with two egress size windows, a newer washer and dryer and rough-in for a future bathroom. This home has been meticulously maintained, with every detail thoughtfully attended to,



including recent fresh paint throughout and coveted Gemstone exterior lights, making it truly move-in ready. Located in a vibrant community, walking distance to Heron's Crossing School (K-8), with an abundance of parks, playgrounds and walking paths, youâ€™ll also enjoy year-round activities at the nearby pondâ€™ice skating and fire pits in the winter, and peaceful strolls in the summer. Convenient access to shopping and recreation, with Superstore and Woodside Golf Course just minutes away. Donâ€™t miss the chance to make this turn-key home yours! Book your showing today!

Built in 2008

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2201936    |
| Price          | \$549,900   |
| Sold Price     | \$549,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,404       |
| Acres          | 0.08        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 1939 Reunion Boulevard Nw |
| Subdivision | Reunion                   |
| City        | Airdrie                   |
| County      | Airdrie                   |
| Province    | Alberta                   |
| Postal Code | T4B 0J5                   |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Bar, Bathroom Rough-in, Kitchen Island, No Smoking Home   |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Oven |
| Heating           | Forced Air  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

## Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Garden                        |
| Lot Description   | Back Lane, Garden, Landscaped |
| Roof              | Asphalt Shingle               |
| Construction      | Vinyl Siding, Wood Frame      |
| Foundation        | Poured Concrete               |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 14th, 2025 |
| Date Sold      | March 25th, 2025 |
| Days on Market | 11               |
| Zoning         | R1-L             |
| HOA Fees       | 0.00             |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.