

\$589,000 - 2356 Reunion Rise Nw, Airdrie

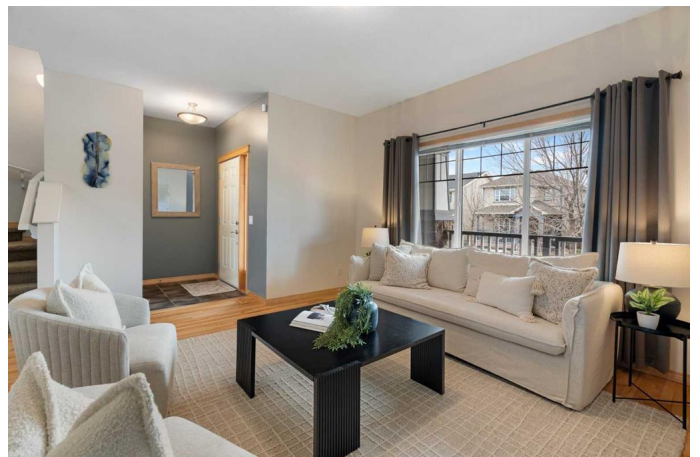
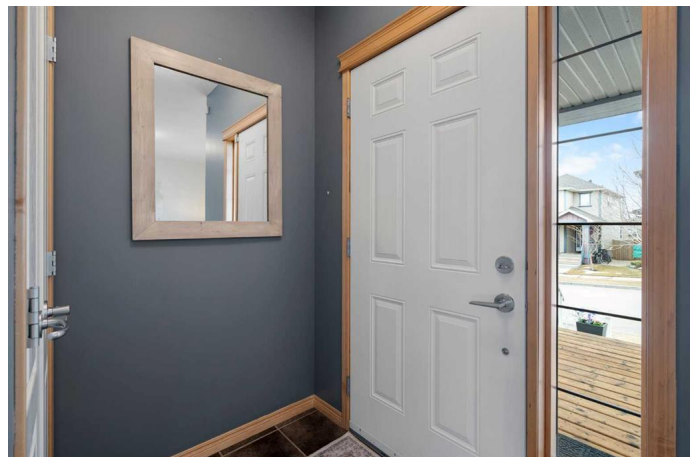
MLS® #A2210143

\$589,000

3 Bedroom, 4.00 Bathroom, 1,511 sqft
Residential on 0.08 Acres

Reunion, Airdrie, Alberta

Hello, Gorgeous! Welcome to 2356 Reunion Rise, a beautifully maintained 3-bedroom, 3.5-bathroom home offering 1,511 sq. ft. above grade plus a fully developed 699 sq. ft. basement in the sought-after community of Reunion in Airdrie. Thoughtfully upgraded and meticulously cared for, this home blends charm, comfort, and functionality—perfect for families or anyone looking for move-in ready living. Step inside to discover 9-foot ceilings on both the main level and in the finished basement, birch-engineered hardwood flooring, and a stylish kitchen featuring maple cabinetry stained in “Early American,” a granite double sink, beautiful countertops with angled cuts, and newer appliances including a range (2019), fridge (2023), and over-the-range microwave (2025). Tile flooring in high-traffic areas adds durability and ease of maintenance, while the dining area opens to a beautifully maintained rear deck with pressure-treated wood (re-stained in 2024), a gas line, and a BBQ shelter—ideal for enjoying the outdoors. Upstairs, you’ll find three comfortable bedrooms, convenient upper-level laundry, and spacious bathrooms with comfort-height toilets. The fully developed basement offers a flexible layout with a mix of drywall and ceiling tile finishes—ideal for a cozy family room, home office, or playroom. Additional updates include a tankless water heater (2023) and a new furnace (2024) with a transferable 12-year warranty. The detached garage is insulated and finished with OSB



walls, and includes more than 12 outlets and built-in shelvingâ€”perfect for storage or a hobby space. The backyard is fully fenced and features a sump system (never used), showcasing dry and reliable drainage. Additional highlights include R60 insulation, new skirting on the front veranda, a cold water line to the fridge, new carpet in select areas, and updated window coverings. Located close to schools, parks, and walking paths, this home offers the perfect blend of comfort, efficiency, and community living. Donâ€™t miss your chance to own this beautifully updated home in Reunionâ€”book your private showing today!

Built in 2008

Essential Information

MLS® #	A2210143
Price	\$589,000
Sold Price	\$587,500
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,511
Acres	0.08
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2356 Reunion Rise Nw
Subdivision	Reunion
City	Airdrie
County	Airdrie
Province	Alberta

Postal Code T4B 0M5

Amenities

Parking Spaces 2

Parking Double Garage Detached, Alley Access, Garage Faces Rear

Interior

Interior Features Laminate Counters, Bar, Kitchen Island, Low Flow Plumbing Fixtures, Pantry, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Electric Stove

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Garden, Private Yard, Storage

Lot Description Back Lane, Back Yard, Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 9th, 2025

Date Sold April 26th, 2025

Days on Market 16

Zoning R1-L

HOA Fees 0.00

Listing Details

Listing Office Royal LePage Benchmark

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.