

2120 Reunion Square NW
Airdrie, Alberta

MLS # A2172286



\$599,900

Division:	Reunion		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,713 sq.ft.	Age:	2013 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, On Street, Oversized		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Lawn, Low Maintenance		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: Home theater equipment (Amplifier, screen, projector and speakers) In ceiling speakers throughout the home

Welcome to 2120 Reunion Square, an impeccably maintained 2-story home located on a quiet street in the family-friendly community of Reunion. From the moment you arrive, the home's inviting curb appeal and charming front porch set the tone for the warmth inside. Step into a bright front entrance, featuring a stylish accent wall, soaring 9' ceilings, and an abundance of natural light. The spacious living room is a true retreat, showcasing a built-in entertainment system above the natural gas fireplace, built-in wall and ceiling speakers, and large windows that fill the space with sunlight. The kitchen is a chef's dream with its clean, white cabinetry, a central island for added workspace, sleek stainless-steel appliances, and a classic subway tile backsplash. Adjacent is the dining room, perfectly designed to accommodate a large table for family gatherings. The main floor also includes a thoughtfully designed home office, featuring a built-in desk and a trendy barn wood accent wall, ideal for remote work. The mudroom is both practical and stylish with custom built-in storage, a bench, and direct access to the sunny, south-facing deck and yard. Upstairs, you'll love the laminate flooring throughout, a great choice for those who prefer a carpet-free home. The primary suite is spacious and offers a 4-piece ensuite along with a generous walk-in closet. Two additional bedrooms, one with its own walk-in closet, provide plenty of space for a growing family. Conveniently, the laundry room is located on the upper level, making daily chores a breeze. The basement is a versatile space perfect for entertaining, featuring a theatre/games room with a projector, screen, and built-in speakers. A built-in dry bar adds a fun touch, perfect for popcorn and movie nights. The unfinished portion of the basement offers a blank canvas with plumbing rough-in and the potential to add

an additional bedroom if desired. Outside, the private, sunny south-facing yard is perfect for relaxation or entertaining. The 2-tier deck is the ideal spot for summer BBQs, leading to a double oversized garage with alley access. The fully fenced, low-maintenance yard completes this wonderful home. A must-see for families looking to settle in Reunion!