

970 Reunion Gateway NW
Airdrie, Alberta

MLS # A2174374



\$609,900

Division:	Reunion		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,876 sq.ft.	Age:	2007 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Lawn, Low Maintenance Landscape, Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Crown Molding, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage		

Inclusions: Play center

Welcome to the highly sought-after community of Reunion in Airdrie! This fully developed, tastefully upgraded two-storey home offers over 2,200 sq. ft. of inviting living space. Ideally located within walking distance to parks, schools, nature paths, and more, this home combines convenience with charm. The main floor boasts a bright, open-concept living area featuring a cozy bookcase-style fireplace, a spacious kitchen with an island, and a formal dining area with sliding doors that lead to the rear deck. This level also includes a convenient two-piece bathroom, main-floor laundry, and access to the attached garage. Upstairs, enjoy a bright media room over the garage, two well-sized bedrooms, a four-piece bathroom, a linen closet, and a large primary suite with double closets and a private four-piece ensuite. The fully developed lower level provides a versatile recreation room, a dedicated office space, a Two-piece bathroom, and ample storage. This home is beautifully upgraded with new flooring throughout, crown moldings, knockdown ceilings, central air conditioning, and much more. Complete with an oversized attached double garage, a fully fenced yard, and a paved side alley, this property is a must-see. Don't wait—book your showing today!