

**11 Reunion Grove NW**  
**Airdrie, Alberta**

**MLS # A2183613**



**\$550,000**

<b>Division:</b>	Reunion		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,370 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Low Maintenance Landscape, Landscaped, Rectangu		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** Refrigerator, Dishwasher, Microwave, Electric Stove, Washer, Dryer, Window Covering(s), Garage Control(s)

Welcome to this stunning home in the sought-after, family-friendly community of Reunion! As you step inside, you're immediately greeted by the warmth of rich laminate flooring and an abundance of natural light. The spacious kitchen is a true showstopper, featuring newly updated cabinets and hardware, sleek quartz countertops, and upgraded appliances. The large island is perfect for meal prep or casual dining, making it an ideal spot for entertaining friends and family. The kitchen seamlessly flows into the dining area, with a convenient half bath nearby for added convenience. Step outside onto the expansive south-facing deck, perfect for hosting summer barbecues or enjoying your morning coffee. Newly installed screen doors on both the front and back bring the outdoors in, allowing fresh air and sunlight to flow freely, creating a refreshing cross breeze throughout the home. The backyard is a low-maintenance oasis with artificial turf, ideal for relaxation or play. The double detached garage adds both convenience and ample storage space. Upstairs, the master bedroom is a private retreat with a walk-in closet and a 3-piece ensuite bathroom. Two additional bedrooms and a full bathroom complete the upper floor, all with cozy, recently replaced carpet. The basement is ready for your personal touch, with a brand-new washer and dryer (2024) and rough-ins for a future bathroom. This home has been meticulously maintained, with every detail thoughtfully attended to, making it truly move-in ready. Located in a vibrant community with parks, playgrounds, and walking paths, you'll also enjoy year-round activities at the nearby pond—ice skating and fire pits in the winter, and peaceful strolls in the summer. Shopping, Woodside Golf Course and Heron's Crossing School (K-8) are just minutes away. Don't miss the chance to make this

turn-key home yours!