

92 Reunion Close NW
Airdrie, Alberta

MLS # A2195828



\$735,000

Division:	Reunion		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,393 sq.ft.	Age:	2010 (15 yrs old)
Beds:	5	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Irregular Lot, Landscaped		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Double Vanity, High Ceilings, No Smoking Home, Tray Ceiling(s), Wired for Sound		

Inclusions: Garden Shed, Telus security hardware,

SPRING INTO YOUR NEW HOME - QUICK POSSESSION AVAILABLE!!! Welcome to this stunning two-story home in the sought-after community of Reunion in Airdrie! A MUST-SEE TO APPRECIATE THE VALUE OF BELOW MARKET PRICING and an ideal opportunity for a growing or extended family. Step inside to discover a beautifully designed layout featuring four spacious bedrooms upstairs, including a luxurious owner's retreat. The spa-like five-piece ensuite provides a serene escape complemented by a generous walk-in closet and an elegant tray ceiling that adds sophistication and charm. An additional full bathroom with a double vanity and a conveniently located laundry room complete the upper level. The main floor boasts rich hardwood flooring and a gourmet kitchen with NEWER appliances designed for both style and function. This chef's kitchen features granite countertops, a GAS oven and range (2022), a large fridge (2022), a built-in microwave, a dishwasher (2021), a trash compactor, and a garburator. The expansive breakfast bar seamlessly connects to the open-concept living and dining areas, creating a perfect space for entertaining. The inviting living room centers around a cozy gas fireplace with a stunning stone surround, mantle, and hearth—ideal for relaxing evenings. A main-floor office and a convenient half-bath add to the functionality of the space. The recently finished, fully permitted basement expands your living options with a spacious rec room, a bedroom, a half-bath, and a versatile SOUNDPROOF FLEX SPACE—ideal for a gym, workshop, home theatre, or music studio. Step outside to your PROFESSIONALLY LANDSCAPED (30K value), south-facing backyard, designed for playtime, relaxation, and entertaining, featuring a spacious deck, a tranquil water feature, and a stone patio area for your fire

pit. Enjoy the privacy of mature trees, a stone hedge, a garden shed, and full fencing, ensuring optimal quietness, privacy and charm. This home is perfectly located on a quiet close with direct access to community walking paths, close to parks, shopping, schools, and all the amenities Airdrie has to offer. This home has been DILIGENTLY MAINTAINED and has a newer water heater (2021). Don't miss this fantastic opportunity—book your showing today!