

**176 Reunion Grove NW**  
**Airdrie, Alberta**

**MLS # A2205141**



**\$749,900**

<b>Division:</b>	Reunion		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,401 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Crown Molding, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)

**Inclusions:** Wooden shelves in garage, alarm system with no contract, storage shed, organizing panels on garage walls, stainless steel fridge in basement storage room, central vac with attachments

Welcome to this stunning fully developed home with walkout basement and just under 3400 sq ft of living space, offering both style and functionality for modern family living. This spacious home features 5 bedrooms—4 upstairs and 1 downstairs—along with a beautiful office on the main floor, perfect for working from home. Custom built-ins, crown molding, and new triple-pane windows (2022) add to the home’s timeless elegance, while the new roof and hot water tank (2023) provide peace of mind for years to come. The heart of the home is the fully renovated kitchen, completed in 2019, with white cabinetry, neutral backsplash, high end stainless steel appliances, and sleek quartz countertops—ideal for cooking and entertaining. The open layout flows seamlessly into the living and dining areas, creating a welcoming environment for family gatherings. The walkout basement, with its separate bedroom and ample living space, is perfect for a teenager, in-laws, or a nanny. The stunning \$65,000 worth of landscaping creates a serene and private backyard oasis, complete with turf in both the front and backyard for a low-maintenance yard that stays green year-round. Enjoy sunny days on the upper and lower decks, ideal for outdoor relaxation and entertaining. This home offers abundant storage throughout, ensuring there’s space for everything your family needs. With central air conditioning, a high-efficiency furnace, central vac system, and numerous upgraded features, this home is designed for comfort and convenience. With a blend of functional spaces, luxury finishes, and a beautiful outdoor retreat, this home is truly perfect for a large family seeking both comfort and style. Don’t miss the opportunity to make this house your forever home!