

**1925 Reunion Terrace NW**  
**Airdrie, Alberta**

**MLS # A2207817**



**\$725,000**

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|------------------|--|---------------|-------------------|
| <b>Division:</b> | Reunion  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 2,172 sq.ft.   | <b>Age:</b>   | 2014 (11 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Driveway, Front Drive                              |               |                   |
| <b>Lot Size:</b> | 0.10 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Interior L |               |                   |

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| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Hardwood, Tile   | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full, Unfinished   | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s) |                   |    |
| <b>Inclusions:</b> | N/A  |                   |    |

Welcome to this beautifully maintained 3-bedroom, 2.5-bathroom home in the heart of Reunion, Airdrie. With just over 2,170 sqft of bright, inviting living space—including a versatile flex/bonus room—this original-owner gem truly stands out. Step inside to a spacious entryway and rich hardwood floors that flow throughout the main level. The open-concept design creates an airy, inviting feel, while south-facing windows flood the space with natural light all day long. On cooler evenings, cozy up by the gas fireplace in the generous living room. The chef’s kitchen is perfect for entertaining, featuring a gas stove, stainless steel appliances, ample counter space, and a large island with a breakfast bar. Upstairs, you’ll find a generous bonus room, perfect for a family retreat or home office. The primary suite offers stunning backyard views, a walk-in closet, and a spa-like ensuite. Two additional bedrooms, a full bath, and convenient upper-floor laundry complete the space. The bright, unfinished basement offers a blank slate, ready for your vision. Whether it’s a spacious rec room, home gym, or additional living area, the possibilities are endless. Step outside to your south-facing, fully landscaped, and fenced backyard, complete with a spacious deck and plenty of green space to enjoy. With Herons Crossing (K-8) School just across the back field, plus parks, playgrounds, and shopping nearby, this home is perfectly suited for a growing family. Extras include air conditioning, a spacious mudroom with built-in lockers, a double attached garage and home that has been very well cared for and maintained. Don’t miss this rare opportunity to own a warm, inviting home in a friendly, family-oriented community—book your private showing today!