

2024 Reunion Link NW
Airdrie, Alberta

MLS # A2248799



\$629,900

| | | | |
|-------------|---------------------------------|------------|-------------------|
| Division: | Reunion | | |
| Type: | Residential/House | | |
| Style: | 2 and Half Storey | | |
| Size: | 1,801 sq.ft. | Age: | 2013 (12 yrs old) |
| Beds: | 4 | Baths: | 3 full / 2 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Lawn | | |
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R1-L |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Pantry, Wired for Sound

Inclusions: Shed

This two-and-a-half-storey detached home offers 1,800 ft² of thoughtfully designed living space above grade, and a finished basement. Step inside and you are welcomed by a bright, open-concept main floor, where rich hardwood floors flow throughout. The living room is anchored by a stylish tiled fireplace with a warm wood feature wall, framed by large south-facing windows that fill the space with natural light. The well-appointed kitchen features maple cabinetry with crown moulding, granite countertops, a sleek black tile backsplash, under-cabinet lighting, and stainless steel appliances. A large eating area overlooks the landscaped backyard and garage. At the rear entrance, you will find a tiled mudroom with a closet, storage space, and a half bath, offering a practical transition from the insulated double garage into the home. Upstairs, the second level hosts the primary bedroom with a walk-in closet and a 4-piece ensuite. Two additional bedrooms, another full bathroom, and a laundry room add comfort and convenience for busy households. The top floor is a versatile bonus space with two rooms and another full bathroom. Currently set up as an extra bedroom and a loft-style living area, this level offers endless possibilities for guests, hobbies, or a private retreat. The newly finished basement features a rec room and 2-piece bath with additional storage in the mechanical room. Additional highlights include built-in speakers, central vacuum, central air conditioning, and a paved back alley. The fully fenced backyard and spacious deck create the perfect setting for relaxing evenings or casual entertaining.