

2080 Reunion Boulevard NW  
Airdrie, Alberta

MLS # A2167572



## \$659,000

<b>Division:</b>	Reunion		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,823 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Rectangular Lot		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Tile, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Stone, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1

**Utilities:** -

**Inclusions:** Storage shed, electric fireplace in the basement, TV set in the primary bedroom, 2 TV wall mounts.

Match yourself with this comfortable home situated on a quiet street yet close to shopping and schools. The main floor features a wide-open plan with big windows to let the light shine in and a cozy gas fireplace. The classy and extremely sturdy vinyl plank floor greets you at the front door and continues through the entire main floor. The kitchen is an elegant, balanced room built around a functional central island topped with light-coloured prime quartz. The kitchen is open to the dining room, with its view out onto the back deck. Within the kitchen, the stainless steel appliances are accentuated by contemporary light grey cabinets. The second floor offers a large bonus room, three bedrooms and a full bathroom. The substantial primary retreat is found upstairs; boasting a deluxe spa ensuite and large walk-in closet. The basement was developed in December 2017 and it contains a massive family room and another full bathroom. Moving outside, the property has a large pergola for your outdoor living along with a deck, and extra shedding at the rear. A practical back alley offers more privacy as opposed to houses backing directly to each other. This is the opportunity you've been waiting for.