# \$735,000 - 92 Reunion Close Nw, Airdrie

MLS® #A2195828

### \$735,000

5 Bedroom, 4.00 Bathroom, 2,393 sqft Residential on 0.12 Acres

Reunion, Airdrie, Alberta

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 hearthâ€"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 SPACEâ€"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 opportunityâ€"book your showing today!

Built in 2010

Year Built

#### **Essential Information**

MLS®#	A2195828
Price	\$735,000
Bedrooms	5
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,393
Acres	0.12

2010

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 92 Reunion Close Nw

Subdivision Reunion
City Airdrie
County Airdrie
Province Alberta
Postal Code T4B 0M2

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Breakfast Bar, Ceiling Fan(s), Double Vanity, High Ceilings, No Smoking

Home, Tray Ceiling(s), Wired for Sound

Appliances Dishwasher, Garage Control(s), Garburator, Gas Range, Microwave

Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window

Coverings, Trash Compactor

Heating Fireplace(s), Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Irregular Lot, Landscaped

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed February 26th, 2025

Days on Market 54 Zoning R1

# **Listing Details**

Listing Office CIR Realty

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