# \$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), Gas Range, Microwave Hood Fan,

Refrigerator, Washer/Dryer, Window Coverings, Garburator, Trash

Compactor, Water Softener

Heating Forced Air, Natural Gas, Fireplace(s)

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 67 Zoning R1

# **Listing Details**

Listing Office CIR Realty

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