



THE
A-TEAM

**RE/MAX
FIRST**

202 REUNION Green, Airdrie T4B 3W3

MLS® #: **A2121222**

Area: **Reunion**

Listing Date: **04/09/24**

List Price: **\$799,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2015**

Lot Information

Lot Sz Ar: **4,139 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,498**

Low Sqft:

Ttl Sqft: **2,498**

DOM

40

Layout

Beds: **6 (4 2)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **4**

Access:

Lot Feat:

Park Feat:

Back Yard,Landscaped

Double Garage Attached,Driveway

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Natural Gas**
Sewer:
Ext Feat: **Courtyard,Dock**

Construction: **Brick,Concrete,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **Double Vanity,Kitchen Island,Pantry,Quartz Counters,Soaking Tub**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`1" x 5`0"	Bedroom	Main	10`1" x 10`8"
Dining Room	Main	12`1" x 14`10"	Foyer	Main	8`9" x 9`1"
Kitchen	Main	11`9" x 13`0"	Living Room	Main	16`2" x 16`2"
4pc Bathroom	Second	9`6" x 5`6"	5pc Ensuite bath	Second	13`8" x 9`8"
Bedroom	Second	13`8" x 11`0"	Bedroom	Second	13`3" x 11`1"
Family Room	Second	13`0" x 13`11"	Laundry	Second	9`3" x 6`6"
Bedroom - Primary	Second	18`1" x 13`7"	Walk-In Closet	Second	8`9" x 6`2"

4pc Bathroom	Lower	11`9" x 5`0"	Bedroom	Lower	11`9" x 12`0"
Bedroom	Lower	11`9" x 18`0"	Game Room	Lower	13`10" x 15`7"
Furnace/Utility Room	Lower	13`11" x 14`7"	Legal/Tax/Financial		

Title:	Zoning:	
Fee Simple	R1	
Legal Desc:	1312737	Remarks

Pub Rmks:	Fully finished 5 bedroom (3+2), 3.5 bath, 2 story home in the sought after community of Reunion. With some LOVE this home could be amazing! OPEN floor plan, SPACIOUS entry, Laminate flooring throughout the main, WHITE kitchen with quartz countertops, ROOMY eating area, Larger living room area with fireplace & more. The upper level is home to a huge master with 5 piece ensuite boasting a tile shower, separate tub, double vanity with loads of storage and large walk in closet. Two more great size bedrooms, a second 4pce bath, and laundry room complete on 2nd level. The BASEMENT boasts 2 additional LARGE bedrooms, recreation/family/games area, a 4pce bath and lots of storage. LARGE deck on the rear of the home, making it perfect to entertain on those. warm summer eves.
Inclusions:	N/A
Property Listed By:	RE/MAX Complete Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











