



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**55 REUNION Green, Airdrie T4B 3R1**

MLS® #: **A2139899**

Area: **Williamstown**

Listing Date: **06/11/24**

List Price: **\$825,000**

Status: **Active**

County: **Airdrie**

Change: **+\$30k, 20-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **2013**  
Lot Information  
Lot Sz Ar: **4,036 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,988**  
Low Sqft:  
Ttl Sqft: **1,988**

DOM

**17**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Creek/River/Stream/Pond,Garden,Level**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Garden**

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

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Freezer,Garage Control(s),Microwave Hood Fan,Refrigerator,See Remarks,Washer,Window Coverings**  
Int Feat: **Central Vacuum,Granite Counters,See Remarks,Walk-In Closet(s),Wet Bar**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>17`9" x 13`1"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`11" x 10`1"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>17`11" x 13`4"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`4" x 10`5"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`4" x 9`11"</b>
<b>2pc Bathroom</b>	<b>Main</b>	
<b>4pc Bathroom</b>	<b>Upper</b>	

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>14`6" x 12`2"</b>
<b>Laundry</b>	<b>Main</b>	<b>8`8" x 6`3"</b>
<b>Game Room</b>	<b>Basement</b>	<b>20`6" x 19`6"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`8" x 13`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`4" x 9`11"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	
<b>5pc Ensuite bath</b>	<b>Upper</b>	

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

1113110

R1

Remarks

Pub Rmks:

**Back on Market due to Financing not being met. \*\*\*\*RARE OPPORTUNITY to own this Fantastic FULLY FINISHED WALK-OUT with WEST Facing views of the Pond in the great community of Williamstown. Upon arrival, you immediately notice the Greenspace around the Home and the No-Maintenance Front Yard. The Cathedral Ceilings in the Foyer lead you to the Main Level which is bathed in Natural Light from the West Facing Windows and you are instantly drawn to the View of the Pond and the Hills beyond. The Living Room has a Fireplace with Mantle. The Kitchen is a Dream featuring an Abundance of WHITE CABINERY, Granite Countertops, Stainless Steel appliances with a GAS RANGE, Pot and Pan Drawers, Lots of Potlights, Built in Desk, Corner Pantry, and an Island. The Dining area can host a larger table and opens onto the Upper Deck with Glass Panels so you can always enjoy the views. The Upper Level has a great Bonus Room with Vaulted Ceilings. Enjoy the views from the large Primary Bedroom that has a with Walk-in Closet, and a 5 Pc Ensuite with Soaker Tub, Shower Stall and Dual Vanities. 2 additional Bedrooms, and Full Bathroom complete the Upper Level. The Walk-out level has 9' Ceilings, a Recreation Room and a Wet Bar with a dishwasher and bar fridge plus a Games area. There is also a Flex Room with French Doors that can be an Office/Work out Room or a Bedroom as the Owners will include a \$200.00 allowance for a Wardrobe Closet. A 3 Pc Bathroom with Shower Stall is also on this level. The Exterior of the Home has been BEAUTIFULLY LANDSCAPED including stone steps around the Home, Upgraded Drainage in the yard, Stone Patio under the Covered Deck, Sun Blinds for Privacy, Retaining Walls, Lots of Perennials, and even a Swing for you to enjoy all your Summer days. This Home also features: Cat 5 Wiring, 1000 lb load Racks in Garage for storage, Wireless Security Camera, 2 Gas Lines for BBQs, Google Thermostat, 2 Stage Furnace with Upgraded Filter, Upgraded Top/Down Hunter Douglas Blinds, and Main Floor Laundry and Mudroom. This Beautiful Home is Ready for your Family to enjoy year round as the kids can skate on the Pond in the Winter, the Pathways around the Pond are well maintained, its close to the Environmental Reserve, and the School. Please ensure you watch the video tour of this home on MLS or Realtor.ca**

Inclusions:

Property Listed By:

**Freezer in Garage, Racks in Garage, Sun Blinds, Shed, Hoses and Reels, Outdoor Fireplace, Swing, BBQ on Main Deck (ignitor as is), TV Wall Mounts.  
RE/MAX Rocky View Real Estate**

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













