



THE
A-TEAM

**RE/MAX
FIRST**

56 REUNION Close, Airdrie T4B0M4

MLS®#: **A2153057** Area: **Reunion** Listing Date: **07/26/24** List Price: **\$699,000**
 Status: **Pending** County: **Airdrie** Change: **-\$21k, 30-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie** Finished Floor Area
 Year Built: **2009** Abv Sqft: **2,329**
Lot Information Low Sqft:
 Lot Sz Ar: **4,194 sqft** Ttl Sqft: **2,329**
 Lot Shape:

DOM

52
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **5**
 Garage Sz: **2**

Access:

Lot Feat: **Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Attached,Driveway,On Street**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central,Fireplace(s),Natural Gas**
 Sewer:
 Ext Feat: **Lighting,Rain Gutters**

Construction: **Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Convection Oven,Dishwasher,Dryer,Electric Cooktop,Microwave Hood Fan,Refrigerator,See Remarks,Tankless Water Heater,Washer**
 Int Feat: **Breakfast Bar,Built-in Features,Ceiling Fan(s),Closet Organizers,Kitchen Island,Laminate Counters,Open Floorplan,Pantry,Recessed Lighting,See Remarks,Soaking Tub,Storage,Tankless Hot Water,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Mud Room	Main	8`8" x 5`0"	2pc Bathroom	Main	4`11" x 5`0"
Entrance	Main	13`5" x 6`3"	Living Room	Main	17`0" x 15`8"
Dining Room	Main	12`1" x 10`11"	Kitchen	Main	17`1" x 11`4"
Pantry	Main	4`11" x 6`9"	Covered Porch	Main	8`10" x 6`1"
Bonus Room	Second	14`3" x 18`0"	Laundry	Second	7`5" x 5`5"
Bedroom	Second	10`5" x 10`0"	4pc Bathroom	Second	11`7" x 5`7"

Bedroom
Walk-In Closet
Storage
Game Room
4pc Bathroom

Second
Second
Basement
Basement
Basement

11`6" x 9`0"
7`3" x 7`3"
13`1" x 5`10"
25`8" x 16`5"
9`1" x 5`5"

Bedroom - Primary
4pc Ensuite bath
Bedroom
Furnace/Utility Room

Second
Second
Basement
Basement

15`0" x 12`5"
12`11" x 8`5"
11`8" x 11`8"
16`9" x 9`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0814670

Zoning:
R1

Remarks

Pub Rmks: **This custom built Jayman home is ready for your family to move in right away! Reunion is a great community and this particular property is located on a quiet street close to the Heron's Crossing elementary school. Step inside and you'll find a massive kitchen with tons of storage and counter space. Just off the kitchen you'll find a massive 2-level deck with a built-in hot tub. This house is truly perfect for entertaining! Furniture and other household items are also negotiable.**

Inclusions: **Hot tub included, furniture negotiable**

Property Listed By: **Real Broker**

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







