



THE
A-TEAM

**RE/MAX
FIRST**

1881 REUNION Terrace, Airdrie T4B 3W5

MLS®#: **A2157376**

Area: **Reunion**

Listing Date: **08/15/24**

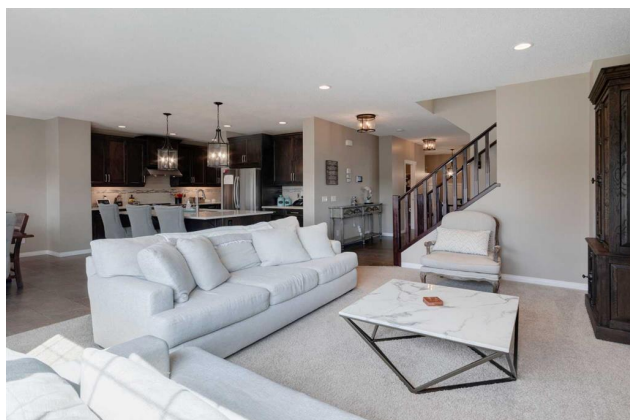
List Price: **\$879,900**

Status: **Active**

County: **Airdrie**

Change: **-\$45k, 31-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2014**

Finished Floor Area

Abv Sqft: **2,492**
Low Sqft:
Ttl Sqft: **2,492**

Lot Information

Lot Sz Ar: **4,358 sqft**
Lot Shape:

DOM

34
Layout
Beds: **5 (4 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Gazebo,No Neighbours Behind,Landscaped**
Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Playground,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Closet Organizers,Double Vanity,Kitchen Island,No Smoking Home,Pantry,Stone Counters,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`8" x 16`8"
Dining Room	Main	13`3" x 10`3"
2pc Bathroom	Main	2`9" x 7`7"
Bedroom	Second	11`8" x 9`10"
Bedroom	Second	11`8" x 9`10"
4pc Bathroom	Second	8`8" x 10`5"
Laundry	Second	7`1" x 6`4"

Room	Level	Dimensions
Living Room	Main	13`3" x 16`3"
Foyer	Main	13`3" x 11`4"
Bedroom - Primary	Second	11`10" x 15`11"
Bedroom	Second	9`11" x 13`2"
5pc Ensuite bath	Second	14`6" x 15`2"
Family Room	Second	17`11" x 13`10"
Walk-In Closet	Second	7`11" x 8`3"

**Game Room
Furnace/Utility Room**

**Basement
Basement**

**25`5" x 22`7"
12`5" x 8`8"**

**Bedroom
4pc Bathroom**
Legal/Tax/Financial

**Basement
Basement**

**13`10" x 17`10"
7`7" x 5`0"**

Title:
Fee Simple
Legal Desc:

1411585

Zoning:
R1

Remarks

Pub Rmks:

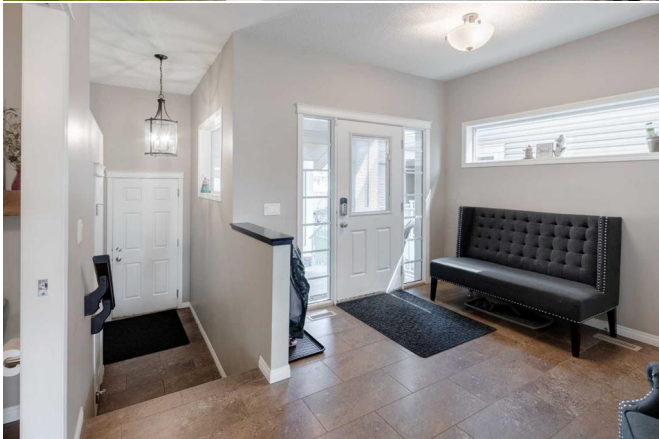
This home is genuinely spectacular and borders on incomparable. The size will absolutely impress when you take the time to visit this property, that offers an amazing open floor plan offering tons of upgrades & unique features that make this the perfect family home. The expansive foyer offers 24" tile floors & offers plenty of room for multiple guests to enter. With FOUR + ONE large and separated bedrooms, FOUR bathrooms, a bonus room/den upstairs, this home is built with family in mind! Located on a quiet street in sought after REUNION, this home backs onto green space / school grounds, so no neighbors behind you. You can literally watch the kids walk to school while you sip that first cup of coffee on the large SOUTH FACING deck. The chef inspired kitchen is stunning & boasts an abundance of ceiling height cabinets, pot & pan drawers, loads of stone countertops & a massive custom pantry. SS appliances, pot and pendant lighting & massive island make this a perfect gathering spot. The adjacent living room features a cozy gas fireplace & opens to the family sized dining nook - both overlooking your sunny south backyard! The fully finished basement features an additional family/flex room, full bathroom and bedroom. Upstairs you'll find FOUR very large bedrooms - the primary suite offers a massive ensuite & a walk in closet (w/custom storage) that uniquely walks thru to your laundry room - that also has storage & folding counter. (This floor plan is amazing)! In addition, you have a bonus room w/vaulted ceilings & a family bath where the shower & toilet have a pocket door dividing the vanity area (easy for multiple kids / guests to use the space. You won't believe the LUXURY THREE CAR, HEATED garage (you have to see the pictures of this) - offering epoxy flooring, heater, TV connection & the owner will include one set of "New Age" storage cabinets. It is built for three cars but, the space is absolutely multi purpose. Currently, the third car space is fitted with a home gym, tv and custom storage and project space. The intimate community of Reunion features natural wetland reserves, quiet streets with limited traffic, parks and schools, making it one of Airdrie's most sought after places to call home. 1881 Reunion Terrace backs onto open fields with easy access to one of the communities local schools. Finishings have all been upgraded and the home has been impeccably maintained. This is a "must see" property.

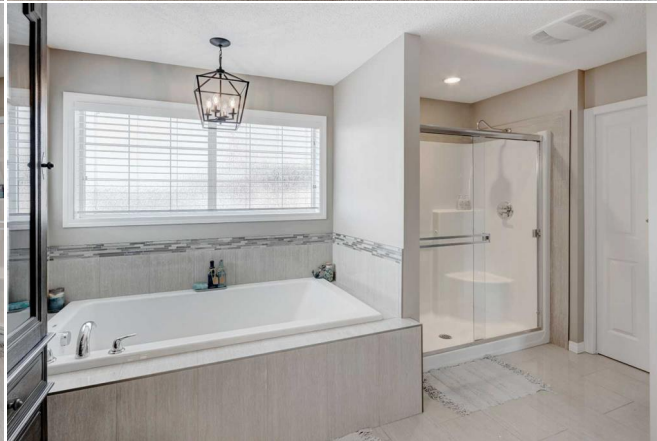
Inclusions:
Property Listed By:

**N/A
CIR Realty**

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











1881 Reunion Terrace NW, Airdrie, AB

Main Floor Exterior Area 577.54 sq ft
Interior Area 959.05 sq ft
Excluded Area 622.06 sq ft



PREPARED: 2024/09/13



White regions are excluded from total floor area in SOURCE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

1881 Reunion Terrace NW, Airdrie, AB

2nd Floor Exterior Area 1321.05 sq ft
Interior Area 1426.58 sq ft



PREPARED: 2024/09/13



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1881 Reunion Terrace NW, Airdrie, AB

Basement (Below Grade) Exterior Area 585.00 sq ft
Interior Area 772.99 sq ft



PREPARED: 2024/09/13



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