



THE
A-TEAM

**RE/MAX
FIRST**

30 REUNION Green, Airdrie T4B 3R1

MLS®#: **A2160644**

Area: **Reunion**

Listing Date: **09/01/24**

List Price: **\$680,000**

Status: **Active**

County: **Airdrie**

Change: **-\$10k, 15-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2012**

Finished Floor Area

Abv Sqft: **1,995**
Low Sqft:
Ttl Sqft: **1,995**

Lot Information

Lot Sz Ar: **3,993 sqft**
Lot Shape:

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,Low Maintenance Landscape,Landscaped,Street Lighting**
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Bar Fridge,Dishwasher,Electric Oven,Electric Range,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Kitchen Island,Pantry,Soaking Tub**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Upper	13`11" x 14`8"
Bedroom	Lower	10`2" x 10`4"
2pc Bathroom	Main	4`11" x 5`2"
5pc Ensuite bath	Upper	14`8" x 11`5"
Family Room	Basement	18`5" x 18`11"
Living Room	Main	11`11" x 14`6"
Kitchen	Main	17`9" x 12`9"

Room	Level	Dimensions
Bedroom	Upper	10`11" x 9`11"
Bedroom	Upper	10`4" x 9`11"
4pc Bathroom	Upper	4`11" x 9`5"
4pc Bathroom	Upper	6`11" x 8`8"
Walk-In Closet	Upper	7`0" x 6`1"
Bonus Room	Upper	17`11" x 13`4"
Dining Room	Main	9`4" x 11`0"

Title:
Fee Simple
Legal Desc:

1113110

Zoning:
R1

Remarks

Pub Rmks: **Welcome to this beautiful two storey home in the gorgeous neighbourhood of Reunion, Airdrie. This house boasts of Open concept main floor offers a big living room with a gas fireplace, a great size kitchen with stainless steel appliances, granite countertop and gorgeous cabinets with tons of storage and a corner pantry, a built in desk , 2 pc bath, and laundry. Upstairs you will find the master bedroom with vaulted ceiling and a massive owner's 5 pc ensuite with double sink, good size standing shower, stand alone soaker tub , and W.I.C along with two additional bedrooms, 4 pc bath, and a decent size bonus room to relax after a long day at work. Fully finished basement offers big rec room, 4pc bath, and another bedroom. This excellent home is conveniently located minutes away from shopping centre, schools, parks, playground, pond, and a golf course. BONUS - This home comes with a HOT TUB and a TRAMPOLINE. Hot Tub needs some repairs. Call your fav Realtor today for a private showing!!!**

Inclusions: **TRAMPOLINE AND HOT TUBE**
Property Listed By: **Melcom Realty LTD.**

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











