



THE
A-TEAM

**RE/MAX
FIRST**

291 REUNION Green, Airdrie T4B 3W4

MLS®#: **A2165687** Area: **Reunion** Listing Date: **09/14/24** List Price: **\$829,900**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie**
 Year Built: **2014**
Lot Information
 Lot Sz Ar: **4,361 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,658**
 Low Sqft:
 Ttl Sqft: **2,658**

DOM

5
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 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,Front Yard,Low Maintenance Landscape,Landscaped,Street Lighting,Wetlands**

Park Feat:

Concrete Driveway,Double Garage Attached,Front Drive,Garage Door Opener,Garage Faces Front,Side By Side

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Private Yard**

Construction: **Stone,Vinyl Siding**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Water Softener,Window Coverings**
 Int Feat: **Breakfast Bar,Closet Organizers,Double Vanity,French Door,Granite Counters,High Ceilings,Kitchen Island,Laminate Counters,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Sump Pump(s)**

Utilities:

Room Information

Room	Level	Dimensions
Great Room	Main	14`6" x 13`0"
Kitchen	Main	15`9" x 12`2"
Foyer	Main	9`2" x 8`7"
Bonus Room	Second	14`8" x 13`7"
Bedroom	Second	13`1" x 11`4"
Laundry	Second	8`7" x 5`9"

Room	Level	Dimensions
Dining Room	Main	15`2" x 14`0"
Den	Main	9`6" x 9`6"
Mud Room	Main	10`8" x 6`4"
Bedroom - Primary	Second	15`4" x 13`0"
Bedroom	Second	10`10" x 9`6"
2pc Bathroom	Main	0`0" x 0`0"

4pc Bathroom

Second

0`0" x 0`0"

5pc Ensuite bath
Legal/Tax/Financial

Second

0`0" x 0`0"

Title:
Fee Simple
Legal Desc:

1312737

Zoning:
R1

Remarks

Pub Rmks: **The perfect location & a fabulous house on Heron Pond with a full, tranquil view overlooking the water, access to the walking paths & all the winter activities on the pond. Plan your skating parties & enjoy a fire on your private deck with friends & family! This tastefully decorated, beautifully upgraded & immaculate 2658 sq. ft. 3 bedroom, 2 ½ bathroom home is situated on a quiet crescent close to schools, parks & wetlands. Great curb appeal & low maintenance landscaping are just the start of many special features. The spacious foyer provides ample access to welcome visitors & family. The main floor features 9' ceilings, extended height doors, hardwood floors, an open floor plan & generous windows with custom Hunter Douglas Blinds throughout. The main floor also includes a huge gourmet kitchen with extended height cabinetry, granite countertops, a large island, a peninsula with breakfast bar, upgraded stainless appliances, a walk-thru pantry & extensive use of convenient pullout drawers. The dining room will easily accommodate a large gathering & the spacious great room features a cozy gas fireplace. This floor also includes a mud room with built in bench, a 2pc powder room & an office. The hardwood continues up the stairs to the hallway & spacious bonus room. There are 3 good sized bedrooms including a king size master with a solid wall of mirrored built-ins plus a huge walk-in closet with custom built-ins (converted 4th bedroom that could be changed back). The luxurious 5pc ensuite includes granite countertops, a soaker tub, double shower & dual sinks. The 4pc bath is conveniently located adjacent to the 2nd & 3rd bedrooms. The lower-level ceiling height, large sunshine windows, dual furnaces & rough-in plumbing are the perfect set up for future development. Sunny east backyard with low maintenance landscaping, two-tiered deck & patio plus tasteful plantings. Don't miss out on this lovely home in a very family friendly community close to everything!**

Inclusions: **Ring Doorbell, Garage Keypad, E-Lock Front Entry, Pump on Hot Water Tank for Instant Hot Water**

Property Listed By: **RE/MAX Landan Real Estate**

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













