

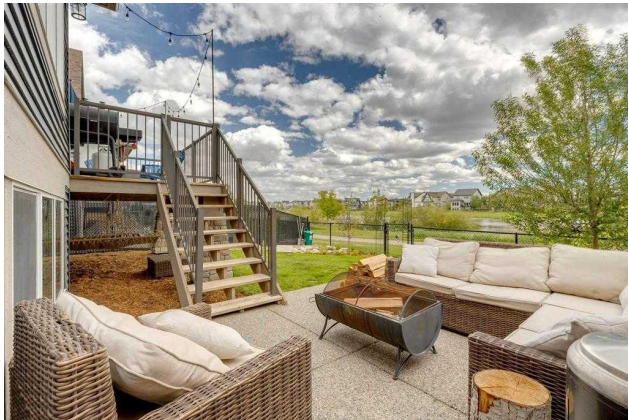


THE
A-TEAM

**RE/MAX
FIRST**

227 REUNION Green, Airdrie T4B 3W3

MLS®#: **A2165995** Area: **Reunion** Listing **09/15/24** List Price: **\$819,900**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie** Finished Floor Area
 Year Built: **2016** Abv Sqft: **1,774**
 Lot Sz Ar: **4,359 sqft** Low Sqft:
 Lot Shape: Ttl Sqft: **1,774**

DOM

4
Layout
 Beds: **4 (2 2)**
 Baths: **4.0 (4 0)**
 Style: **Bungalow**

Parking

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

Access:
 Lot Feat: **Back Yard,Creek/River/Stream/Pond,Front Yard,Lawn,No Neighbours Behind,Landscaped,Private,See Remarks,Views**
 Park Feat: **Double Garage Attached,Heated Garage,See Remarks**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding,Wood Frame**
 Heating: **High Efficiency,Forced Air,Natural Gas** Flooring: **Carpet,Vinyl Plank**
 Sewer: Ext Feat: **Other** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings,Wine Refrigerator**
 Int Feat: **Breakfast Bar,Built-in Features,Ceiling Fan(s),High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,See Remarks,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`1" x 13`0"	Dining Room	Main	12`0" x 10`0"
Kitchen	Main	13`0" x 9`6"	Bedroom - Primary	Main	13`5" x 12`7"
Bedroom	Main	11`0" x 10`6"	Laundry	Main	8`10" x 2`1"
Loft	Upper	19`0" x 15`4"	Bedroom	Lower	14`6" x 12`1"
Storage	Lower	13`0" x 7`8"	Family Room	Lower	26`7" x 12`11"
Bedroom	Lower	12`1" x 10`7"	Laundry	Lower	9`5" x 8`9"

Furnace/Utility Room
5pc Ensuite bath
3pc Bathroom

Lower
Main
Upper

12`0" x 9`0"

4pc Bathroom
4pc Bathroom

Main
Lower

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

1312737

Remarks

Pub Rmks:

IMAGINE Your DREAM BUNGALOW LIFESTYLE, backing onto a SERENE, PICTURESQUE POND with BREATHTAKING VIEWS in a TRANQUIL, incredible setting! IMAGINE a PEACEFUL morning coffee on your SOUTH DECK, gazing at the CALM POND, watching various birds on the water or a RELAXING evening on your patio around the fire with family & friends, taking in the natural beauty that surrounds you - if this is your IDEAL LIFESTYLE, then THIS IS YOUR NEW HOME! Your CUSTOM-BUILT BUNGALOW provides a unique layout with something for everyone in your family. Boasting 4 bedrooms (loft could be 5) & 4 bathrooms, with over 3100 SF of thoughtfully designed living space, with a Unique & Versatile loft area above the garage complete with a 3 pce bathroom and bar area, perfect for a home office, guest suite, or entertainment room. This additional space adds incredible flexibility to the home's layout, making it an ideal spot for hosting friends or creating a private getaway within your own home. The main floor features spacious and inviting layout with a beautifully appointed kitchen with modern appliances, ample counter space, and a large island perfect for meal prep and casual dining. The adjacent dining area and living room, with large windows, create a bright and airy atmosphere, ideal for entertaining or simply relaxing with family. The main floor primary bedroom is a true retreat, boasting generous proportions, a walk-in closet, and a spa-like 5 pce ensuite with a soaking tub and separate shower. It's a perfect haven for unwinding after a long day. Rounding out the main floor is a spacious 2nd main floor bedroom or home office, a 4 pce bathroom & convenient laundry room. The fully finished basement is a standout feature, with large windows that flood the space with natural light. It includes a spacious family room, 2 additional bedrooms, and a full bathroom, making it an ideal spot for teenagers or extended family. A separate staircase to the garage adds convenience and privacy. The attached double garage is heated, providing a comfortable workspace year-round and ample storage for all your needs. The backyard is a true oasis, offering direct access to the pond and wetlands. Enjoy the tranquility and privacy of your outdoor space, perfect for gardening, barbecues, or simply enjoying the stunning views. Also included, underground sprinkler system with smartphone capability and professionally wired for a future hot tub along with a ground level patio area and poured concrete walkway. This McKee built, custom bungalow in sought-after, family friendly Reunion, is more than just a house; it's a lifestyle. With its prime location, versatile living spaces, and luxurious features, it's the perfect place to call home. Don't miss the opportunity to make this stunning property your own. Book your viewing before it's gone!

Inclusions:
Property Listed By:

**Also included - mini fridge, standup freezer... Some Furniture (interior & exterior) negotiable
2% Realty**

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



