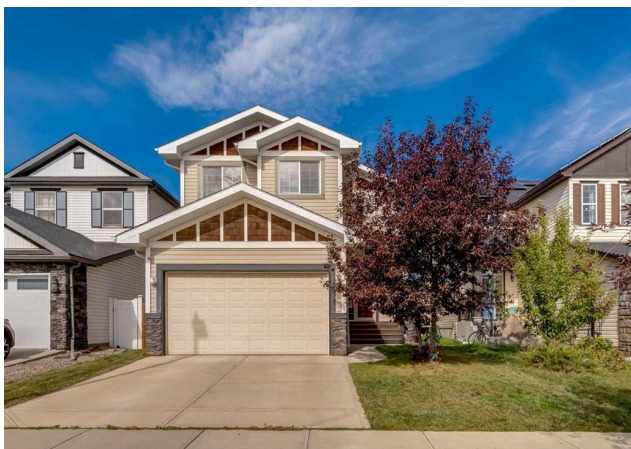




2080 REUNION Boulevard, Airdrie T4B 0J2

MLS®#: **A2167572** Area: **Reunion** Listing Date: **09/20/24** List Price: **\$619,000**
 Status: **Active** County: **Airdrie** Change: **-\$10k, 26-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie** Finished Floor Area
 Year Built: **2008** Abv Sqft: **1,822**
 Lot Information Low Sqft:
 Lot Sz Ar: **4,380 sqft** Ttl Sqft: **1,822**
 Lot Shape:

DOM

39
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Storage**

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`0" x 16`11"	Kitchen	Main	12`6" x 11`2"
Dining Room	Main	8`11" x 6`4"	2pc Bathroom	Main	0`0" x 0`0"
Bonus Room	Second	17`11" x 11`11"	Bedroom - Primary	Second	13`0" x 11`10"
Bedroom	Second	11`11" x 9`0"	Bedroom	Second	10`8" x 9`6"
4pc Bathroom	Second	0`0" x 0`0"	4pc Bathroom	Second	0`0" x 0`0"
Family Room	Basement	16`9" x 16`5"	3pc Bathroom	Basement	0`0" x 0`0"

Title: **Fee Simple**
Legal Desc: **0714778**

Zoning: **R1**

Remarks

Pub Rmks: **Match yourself with this comfortable home situated on a quiet street yet close to shopping and schools. The main floor features a wide-open plan with big windows to let the light shine in and a cozy gas fireplace. The classy and extremely sturdy vinyl plank floor greets you at the front door and continues through the entire main floor. The kitchen is an elegant, balanced room built around a functional central island topped with light-coloured prime quartz. The kitchen is open to the dining room, with its view out onto the back deck. Within the kitchen, the stainless steel appliances are accentuated by contemporary light grey cabinets. The second floor offers a large bonus room, three bedrooms and a full bathroom. The substantial primary retreat is found upstairs; boasting a deluxe spa ensuite and large walk-in closet. The basement was developed in December 2017 and it contains a massive family room and another full bathroom. A brand new hot water tank was installed this year. Moving outside, the property has a large pergola for your outdoor living along with a deck, and extra shedding at the rear. A practical back alley offers more privacy as opposed to houses backing directly to each other. This is the opportunity you've been waiting for.**

Inclusions: **Storage shed, electric fireplace in the basement, TV set in the primary bedroom, 2 TV wall mounts.**

Property Listed By: **RE/MAX Real Estate (Central)**

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

