



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2399 REUNION Street, Airdrie T4B 0M6**

MLS® #: **A2167986**

Area: **Reunion**

Listing Date: **09/26/24**

List Price: **\$599,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Row/Townhouse**

City/Town:

**Airdrie**

Year Built:

**2012**

Lot Information

Lot Sz Ar:

**5,229 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,497**

Low Sqft:

Ttl Sqft:

**1,497**

DOM

**22**

Layout

Beds:

**3 (3 )**

Baths:

**3.0 (2 2)**

Style:

**2 Storey**

Parking

Ttl Park:

**5**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Irregular Lot,Landscaped,See Remarks  
Double Garage Attached,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard,Storage**

Construction:

**Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Ceramic Tile,Laminate**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer**

Int Feat:

**Ceiling Fan(s),Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,Sump Pump(s),Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Entrance</b>	<b>Main</b>	<b>6`2" x 7`8"</b>	<b>Living Room</b>	<b>Main</b>	<b>14`5" x 15`3"</b>
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>12`5" x 17`5"</b>	<b>Mud Room</b>	<b>Main</b>	<b>5`8" x 6`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`9" x 13`8"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`10" x 10`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`0" x 10`2"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	

4pc Ensuite bath  
Laundry  
Office  
2pc Bathroom

Upper  
Upper  
Basement  
Basement

5`0" x 5`2"  
8`1" x 12`7"

2pc Bathroom  
Family Room  
Furnace/Utility Room

Main  
Basement  
Basement

14`0" x 15`8"  
8`4" x 9`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R2-T**

**0915200**

Remarks

Pub Rmks: **Stop Your Search! You Have Found The ONE! With Close To 1,500 Sq Ft of Indoor Living Space, This Pristine 3 Bedroom, 4 Bathroom 2 Storey Home Comes With All The Bells And Whistles! Bright, Open Concept Main Floor With HUGE South Facing Windows, Generous Kitchen Complete With Stainless Steel Appliances, Pantry, Undermount Sink And Large Dining Area. Walkthrough Mud Room To Your Double Attached Garage With Automatic Door Opener. Upstairs You Will Find Three Good Sized Bedrooms, 4 pc Bathroom And Conveniently Located Laundry Room! The Primary Bedroom Showcases Vaulted Ceilings, 2 Walk In Closets and Generous Ensuite With Double Sinks, And Walk-In Shower. Downstairs Is A Fabulous Family Room Wired For Sound, Cold Storage Room, 2 pc Bathroom And A Flex Room With Egress Window (Perfectly Poised For A FOURTH Bedroom)! Step Out The Sliding Patio Doors To Your Back Yard Oasis! With \$100,000 Worth Of Landscaping, Your Tranquil, Fully Fenced Yard Is Complete With Stone Accents (Professional Drainage Underneath), Hot Tub And Huge Patio For Entertaining Year Round! The Majority Of Your Downstairs Patio Space Is covered By The Second Deck Off The Kitchen! This Truly Stunning Home Is Rounded Off With Garden Boxes, Shed, Greenhouse And RV PARKING! Enjoy The Quiet Life Of Country Living In The City - Your Neighbors Are Acreages That Won't Be Developed (If At All) For Another 90+ Years! This home is Perfect for the owner who understands community and neighborhood comradery! If you Love the Outdoors and Country Views, This Is A Must-See. Airdrie Has ALL Amenities, Amazing Schools, Parks, Greenspaces, Is 7 Mins To Cross Iron Mills And A Short 15 Mins To The Calgary International Airport OR 25 Min Commute To The Downtown Core Of Calgary!**

Inclusions: **Hot Tub, All Window Coverings, Garage Door Opener, Greenhouse, Shed**  
Property Listed By: **RE/MAX Real Estate (Central)**

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

















