



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**130 REUNION Landing, Airdrie T4B 3W4**

MLS® #: **A2169861**      Area: **Reunion**      Listing Date: **10/03/24**      List Price: **\$789,900**  
 Status: **Active**      County: **Airdrie**      Change: **-\$9k, 23-Oct**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Airdrie**  
 Year Built: **2014**  
Lot Information  
 Lot Sz Ar: **5,908 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,191**  
 Low Sqft:  
 Ttl Sqft: **2,191**

DOM

**26**  
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,City Lot,Beach,Front Yard,No Neighbours Behind,Street Lighting,Pie Shaped Lot**

Park Feat:

**Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Paved**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Lighting**

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

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer**  
 Int Feat: **Bathroom Rough-in,Breakfast Bar,Chandelier,Double Vanity,High Ceilings,Pantry,Quartz Counters,Vaulted Ceiling(s),Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`2" x 5`1"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`4" x 12`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`4" x 12`6"</b>	<b>Living Room</b>	<b>Main</b>	<b>16`3" x 14`0"</b>
<b>Mud Room</b>	<b>Main</b>	<b>12`0" x 5`7"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>10`4" x 5`1"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>9`6" x 18`7"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`11" x 9`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`11" x 10`1"</b>	<b>Family Room</b>	<b>Upper</b>	<b>17`11" x 13`8"</b>

<b>Laundry</b>	<b>Upper</b>	<b>6`7" x 6`11"</b>	<b>Bedroom - Primary</b> Legal/Tax/Financial	<b>Upper</b>	<b>14`10" x 17`7"</b>
----------------	--------------	---------------------	---	--------------	-----------------------

Title: <b>Fee Simple</b>	Zoning: <b>R1</b>	Remarks			
Legal Desc:	<b>1411585</b>				

Pub Rmks: **Incredible opportunity to own your very own piece of paradise. This beautiful dream home is on a pie-shaped lot on a quiet cul-de-sac and backs onto Reunion Pond. The kids will have the summer of their dreams here in this family-friendly community with a paved path to ride their bikes around the pond. The quiet cul-de-sac is a safe place for the kids to run wild and the large yard gives them endless space to let their imaginations run wild. Inside, you'll love this fantastic floor plan. The mudroom off the garage has custom lockers, which keep the family organized. The living room has a stunning stone fireplace with a hearth and wood mantle that serves as the focal point. The kitchen basks in natural light from the massive picture window that overlooks the yard and pond. Modern appliances, granite countertops, full-height wood cabinetry, and a large breakfast bar make this space both pleasing to the eye and functional. Large French doors off the dining room lead out to the backyard. The full-width deck is the perfect place to enjoy the natural beauty of the surroundings. Stairs lead to a wonderful green space for gardeners, kids, and pets alike. Upstairs, the vaulted bonus room is a great play area for the kids. Upper laundry is a modern necessity for the busy family and adds convenience. The primary bedroom is located at the back of the home where the views are maximized. A huge walk-in closet will keep you organized. The peaceful 5-piece ensuite includes a large vanity with dual sinks, a soaker tub, and a separate shower. Two additional bedrooms and a 4-piece bath complete the upper level. The Sunshine basement is unfinished with large windows and a rough-in for a future bath. This ideal family location is just a short walk to Heron Crossing Elementary School and the nature reserve.**

Inclusions: **Blinds, Garage cabinets & drawers, play set & garden boxes in backyard**  
 Property Listed By: **CIR Realty**

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

















