

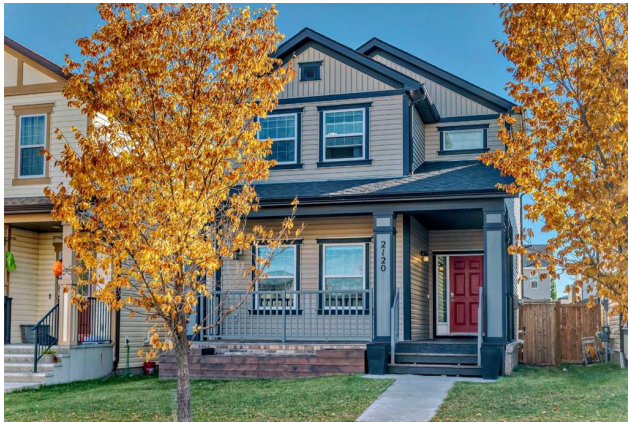


THE
A-TEAM

**RE/MAX
FIRST**

2120 REUNION Square, Airdrie T4B 0Y9

MLS®#: **A2172286** Area: **Reunion** Listing **10/10/24** List Price: **\$599,900**
 Status: **Active** County: **Airdrie** Change: **-\$10k, 17-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie**
 Year Built: **2013**
Lot Information
 Lot Sz Ar: **3,245 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,712**
 Low Sqft:
 Ttl Sqft: **1,712**

DOM

19
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Lane,Back Yard,City Lot,Few Trees,Front Yard,Lawn,Low Maintenance Landscape,Interior Lot,Landscaped,Level,Street Lighting,Private,Rectangular Lot,Views**
 Park Feat: **Alley Access,Double Garage Detached,On Street,Oversized**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Laminate**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Central Vacuum,High Ceilings,Kitchen Island,Laminate Counters,No Smoking Home,Open Floorplan,Pantry,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6`3" x 6`5"	Living Room	Main	12`0" x 14`0"
Office	Main	8`10" x 5`8"	Other	Main	21`6" x 5`10"
Kitchen	Main	11`11" x 11`1"	2pc Bathroom	Main	5`8" x 5`0"
Mud Room	Main	7`6" x 5`3"	Bedroom - Primary	Upper	12`1" x 13`11"
Walk-In Closet	Upper	6`8" x 5`3"	4pc Ensuite bath	Upper	12`5" x 9`6"
Laundry	Upper	7`0" x 6`2"	4pc Bathroom	Upper	7`0" x 8`2"
Bedroom	Upper	9`0" x 10`5"	Bedroom	Upper	10`10" x 10`2"

Walk-In Closet
Furnace/Utility Room

Upper
Basement

4`7" x 5`8"
23`4" x 20`0"

Game Room

Basement

16`4" x 12`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1210039

Zoning:
R1-L

Remarks

Pub Rmks:

Welcome to 2120 Reunion Square, an impeccably maintained 2-story home located on a quiet street in the family-friendly community of Reunion. From the moment you arrive, the home's inviting curb appeal and charming front porch set the tone for the warmth inside. Step into a bright front entrance, featuring a stylish accent wall, soaring 9' ceilings, and an abundance of natural light. The spacious living room is a true retreat, showcasing a built-in entertainment system above the natural gas fireplace, built-in wall and ceiling speakers, and large windows that fill the space with sunlight. The kitchen is a chef's dream with its clean, white cabinetry, a central island for added workspace, sleek stainless-steel appliances, and a classic subway tile backsplash. Adjacent is the dining room, perfectly designed to accommodate a large table for family gatherings. The main floor also includes a thoughtfully designed home office, featuring a built-in desk and a trendy barn wood accent wall, ideal for remote work. The mudroom is both practical and stylish with custom built-in storage, a bench, and direct access to the sunny, south-facing deck and yard. Upstairs, you'll love the laminate flooring throughout, a great choice for those who prefer a carpet-free home. The primary suite is spacious and offers a 4-piece ensuite along with a generous walk-in closet. Two additional bedrooms, one with its own walk-in closet, provide plenty of space for a growing family. Conveniently, the laundry room is located on the upper level, making daily chores a breeze. The basement is a versatile space perfect for entertaining, featuring a theatre/games room with a projector, screen, and built-in speakers. A built-in dry bar adds a fun touch, perfect for popcorn and movie nights. The unfinished portion of the basement offers a blank canvas with plumbing rough-in and the potential to add an additional bedroom if desired. Outside, the private, sunny south-facing yard is perfect for relaxation or entertaining. The 2-tier deck is the ideal spot for summer BBQs, leading to a double oversized garage with alley access. The fully fenced, low-maintenance yard completes this wonderful home. A must-see for families looking to settle in Reunion!

Inclusions:
Property Listed By:

**Home theater equipment (Amplifier, screen, projector and speakers) In ceiling speakers throughout the home
Century 21 PowerRealty.ca**

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











