



THE
A-TEAM

**RE/MAX
FIRST**

970 REUNION Gateway, Airdrie T4B 0H1

MLS®#: **A2174374**

Area: **Reunion**

Listing Date: **10/28/24**

List Price: **\$619,900**

Status: **Active**

County: **Airdrie**

Change: **-\$10k, 16-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2007**
Lot Information
Lot Sz Ar: **4,833 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,875**
Low Sqft:
Ttl Sqft: **1,875**

DOM

23
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Lawn,Low Maintenance Landscape,Landscaped,Level**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Playground**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Laminate,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Window Coverings**
Int Feat: **Bookcases,Crown Molding,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Storage**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	12`0" x 9`2"
Kitchen	Main	12`2" x 10`9"
4pc Bathroom	Second	8`7" x 4`11"
Bedroom	Second	12`3" x 10`1"
Bedroom - Primary	Second	14`6" x 15`1"
2pc Bathroom	Basement	10`11" x 5`0"
Office	Basement	7`7" x 5`1"

Room	Level	Dimensions
Foyer	Main	14`5" x 9`3"
Living Room	Main	16`11" x 16`0"
4pc Ensuite bath	Second	8`3" x 8`11"
Bedroom	Second	10`11" x 11`11"
Bonus Room	Second	18`0" x 12`5"
Game Room	Basement	18`4" x 24`8"

Title:
Fee Simple
Legal Desc:

Zoning:
R1

0712317

Remarks

Pub Rmks: **Welcome to the highly sought-after community of Reunion in Airdrie! This fully developed, tastefully upgraded two-storey home offers over 2,200 sq. ft. of inviting living space. Ideally located within walking distance to parks, schools, nature paths, and more, this home combines convenience with charm. The main floor boasts a bright, open-concept living area featuring a cozy bookcase-style fireplace, a spacious kitchen with an island, and a formal dining area with sliding doors that lead to the rear deck. This level also includes a convenient two-piece bathroom, main-floor laundry, and access to the attached garage. Upstairs, enjoy a bright media room over the garage, two well-sized bedrooms, a four-piece bathroom, a linen closet, and a large primary suite with double closets and a private four-piece ensuite. The fully developed lower level provides a versatile recreation room, a dedicated office space, a Two-piece bathroom, and ample storage. This home is beautifully upgraded with new flooring throughout, crown moldings, knockdown ceilings, central air conditioning, and much more. Complete with an oversized attached double garage, a fully fenced yard, and a paved side alley, this property is a must-see. Don't wait—book your showing today!**

Inclusions:
Property Listed By: **Play center
Century 21 Bamber Realty LTD.**

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











