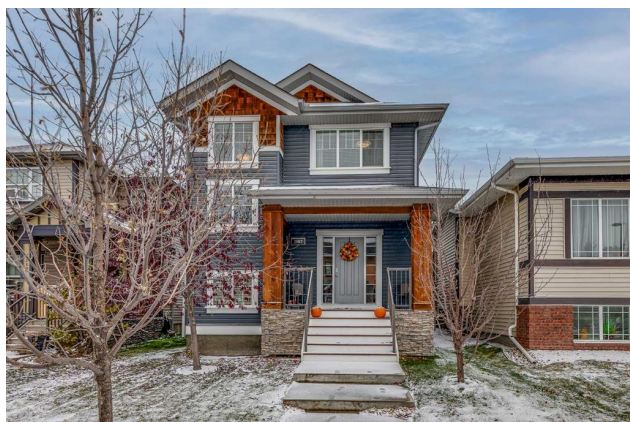




**2587 REUNION Square, Airdrie T4B 0Z5**

MLS®#: **A2174879** Area: **Reunion** Listing **10/23/24** List Price: **\$629,900**  
 Status: **Pending** County: **Airdrie** Change: **-\$10k, 04-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Airdrie** Finished Floor Area  
 Year Built: **2013** Abv Sqft: **1,807**  
Lot Information Low Sqft:  
 Lot Sz Ar: **3,246 sqft** Ttl Sqft: **1,807**  
 Lot Shape:

DOM

**29**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape,Landscaped,Paved**  
 Park Feat: **Double Garage Detached,Garage Door Opener,Insulated,Oversized**

Utilities and Features

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

Construction: **Manufactured Floor Joist,Vinyl Siding**  
 Flooring: **Carpet,Laminate,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Breakfast Bar,Closet Organizers,Double Vanity,Granite Counters,No Smoking Home,Open Floorplan,Pantry**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>13`1" x 12`4"</b>	<b>Living Room</b>	<b>Main</b>	<b>15`5" x 10`10"</b>
<b>Dining Room</b>	<b>Main</b>	<b>15`5" x 10`10"</b>	<b>Office</b>	<b>Main</b>	<b>9`4" x 7`11"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`11" x 11`8"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`0" x 9`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`2" x 10`4"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>9`7" x 13`10"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`2" x 6`7"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`4" x 5`4"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>9`8" x 9`9"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>7`4" x 7`10"</b>
<b>Laundry</b>	<b>Upper</b>	<b>12`11" x 11`7"</b>	<b>Bonus Room</b>	<b>Upper</b>	<b>14`5" x 13`0"</b>

**Game Room**

**Basement**

**19`0" x 19`10"**

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**1210039**

Zoning:

**R1-L**

Remarks

Pub Rmks:

**WOW!!! Welcome to this exceptional home in the charming community of Reunion. Fully Finished and oversized garage with room for 2 full size trucks. This home has been METICULOUSLY cared for. Inviting front porch leads inside to a spacious entryway, setting the tone for the rest of the home. Step into the open-concept living, dining, and kitchen area, which is designed for both relaxation and entertaining. The layout flows effortlessly, creating a warm and welcoming atmosphere. A convenient main floor office or playroom offers added flexibility to suit your lifestyle. The heart of the home is undoubtedly the kitchen, featuring an abundance of cabinets, a large pantry, and granite countertops. Equipped with stainless steel appliances, this kitchen is a dream making meal preparation a delight. The back entrance, conveniently located off the kitchen, includes a mudroom with a closet, perfect for keeping your space organized. Outside, you'll find a delightful BBQ deck and an extensive stamped concrete patio, ideal for outdoor gatherings or simply enjoying the fresh air. For pet owners, there's even a section of artificial turf for a furry friend. Upstairs, the home boasts three generously sized bedrooms, accompanied by a cozy second sitting area—perfect for quiet evenings or family time. The luxurious ensuite bathroom features a full five-piece setup that is sure to impress. Venture down to the fully finished basement, where you'll discover a massive recreation room, a full bathroom, and an additional bedroom, providing plenty of space for guests or family activities. This remarkable home is located close to all amenities, making everyday living a breeze. Call this one home in this peaceful and welcoming community of Reunion!**

Inclusions:

Property Listed By:

n/a

**Real Broker**

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

