



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**148 REUNION Grove, Airdrie t4b0z2**

MLS®#: **A2175610**

Area: **Reunion**

Listing Date: **10/25/24**

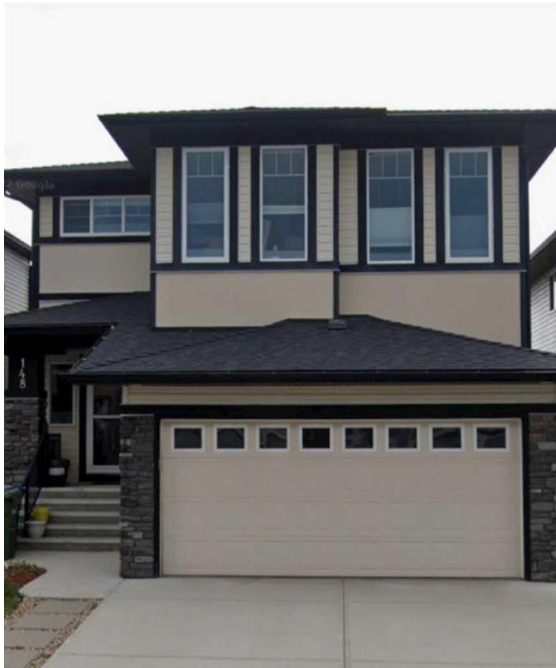
List Price: **\$729,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **2012**  
Lot Information  
Lot Sz Ar: **4,082 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,183**  
Low Sqft:  
Ttl Sqft: **2,183**

DOM

**4**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Fruit Trees/Shrub(s),Front Yard,No Neighbours Behind,Landscaped,Rectangular Lot**  
Park Feat: **Double Garage Attached,Garage Door Opener**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Double Vanity,Granite Counters,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Walk-In Closet(s)**  
Utilities:

Room Information

| Room             | Level  | Dimensions     | Room              | Level  | Dimensions     |
|------------------|--------|----------------|-------------------|--------|----------------|
| Great Room       | Main   | 135`0" x 15`0" | Dining Room       | Main   | 10`6" x 12`0"  |
| Kitchen          | Main   | 9`0" x 11`1"   | Foyer             | Main   | 2`0" x 6`0"    |
| 2pc Bathroom     | Main   | 0`0" x 0`0"    | Bedroom - Primary | Second | 15`0" x 12`0"  |
| Bedroom          | Second | 10`0" x 10`5"  | Bedroom           | Second | 10`0" x 10`10" |
| Bonus Room       | Second | 12`3" x 18`0"  | 4pc Bathroom      | Second | 8`0" x 8`0"    |
| 5pc Ensuite bath | Second | 11`8" x 8`6"   | Laundry           | Second | 5`5" x 5`3"    |

Legal/Tax/Financial

Title:  
**Fee Simple**  
 Legal Desc: **1110748**

Zoning:  
**R1**

Remarks

Pub Rmks: **Welcome to Reunion area. This beautiful home was built by Excel Homes. As you step inside, you'll be greeted by an inviting, spacious foyer. The main floor layout has the kitchen, foyer, dining room, living room and a 2-pc bathroom. The open kitchen is designed for both function and style, featuring granite countertops, tile backsplash, a large island with seating and upgraded 42" cabinetry. Just off the dining room you can go outside to a deck where you can hook up your gas bbq. We got the upgraded black appliance package. Upstairs, indulge in the extensive primary suite, featuring a walk-in closet and a bathroom boasting double sinks, a soaker tub, and a standalone shower. This level also has two additional bedrooms, a laundry room, a bonus room and a 4-piece bath. Downstairs, you have a separate entrance and 9' basement ceilings provide versatility and potential. The house is equipped with solar panel. The back of the house you got a hug deck and a place to park your RV too.**

Inclusions: **FRIDGE, STOVE, DISHWASHER, WASHER, DRYER AND HOOD FAN**

Property Listed By: **Real Estate Professionals Inc.**

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





