



THE
A-TEAM

**RE/MAX
FIRST**

60 REUNION Loop, Airdrie T4B4J5

MLS®#: **A2176223**

Area: **Reunion**

Listing Date: **11/01/24**

List Price: **\$530,000**

Status: **Pending**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2019**
Lot Information
Lot Sz Ar: **2,949 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,513**
Low Sqft:
Ttl Sqft: **1,513**

DOM

50
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard**
Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **High Ceilings**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`2" x 13`6"
Kitchen	Main	11`4" x 12`5"
Bedroom - Primary	Second	13`4" x 12`5"
Walk-In Closet	Second	4`7" x 5`11"
Bedroom	Second	9`3" x 10`7"
Laundry	Second	3`3" x 5`11"

Room	Level	Dimensions
Dining Room	Main	13`2" x 9`7"
2pc Bathroom	Main	4`11" x 4`11"
4pc Ensuite bath	Second	5`3" x 11`10"
Bedroom	Second	9`4" x 10`7"
4pc Bathroom	Second	8`1" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1-L

1612753

Remarks

Pub Rmks:

Attention first time home buyers and investors! This is a great opportunity to own a home in one of the most desirable communities, North West of Airdrie that is situated in Reunion! When you step in to this home from the foyer you will see the spacious living room which provides a continuous flow right through the dining area and a very spacious kitchen with lots of cupboards and a big pantry. This home has tons of natural light, with high ceiling and an open concept floor plan. And when you go upstairs, on the left side you will find the master suite which is completed with a good size walk-in closet as well as a luxurious 4pc ensuite featuring a double sinks. In this floor you also have 2 additional good size bedrooms, with lots of closet space. And just a few steps outside the bedrooms you have a 4-pc bathroom and the 2nd floor laundry area. And at the back of the house you have a full width deck, where you can entertain family and friends and have barbeques. The basement is unfinished. This home is conveniently located close to several parks/playgrounds, schools, Superstore, Canadian Tire, restaurants and Crossiron Mills. Call now to book a showing of this lovely home.

Inclusions:
Property Listed By:

n/a
CIR Realty

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











