



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2156 REUNION Square, Airdrie T4B 0Z3**

MLS®#: **A2186496**

Area: **Reunion**

Listing Date: **01/10/25**

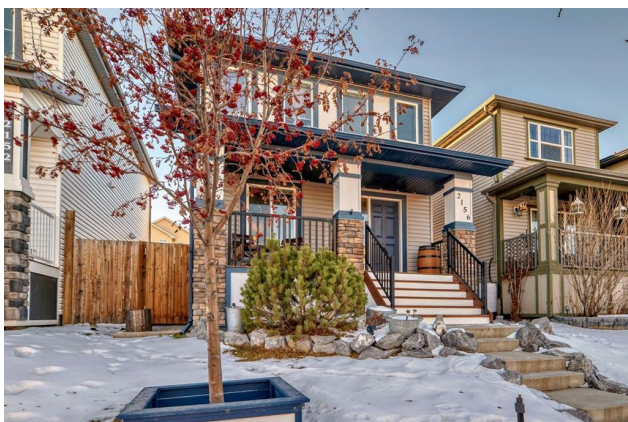
List Price: **\$539,900**

Status: **Active**

County: **Airdrie**

Change: **-\$10k, 28-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **2013**  
Lot Information  
Lot Sz Ar: **3,030 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,287**  
Low Sqft:  
Ttl Sqft: **1,287**

DOM

**22**  
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,City Lot,Front Yard,Lawn,Landscaped,Street Lighting,Rectangular Lot,Sloped Alley Access,Double Garage Detached,Garage Door Opener,Garage Faces Rear,Heated Garage,Insulated,Oversized**  
Park Feat:

Utilities and Features

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

Construction: **Stone,Vinyl Siding**  
Flooring: **Carpet,Ceramic Tile,Laminate**  
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,No Animal Home,No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>10`4" x 13`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`0" x 13`0"</b>
<b>Pantry</b>	<b>Main</b>	<b>1`10" x 2`10"</b>
<b>Entrance</b>	<b>Main</b>	<b>5`11" x 4`6"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`0" x 10`6"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>10`10" x 10`11"</b>
<b>2pc Bathroom</b>	<b>Main</b>	
<b>Mud Room</b>	<b>Main</b>	<b>6`5" x 6`1"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>11`3" x 13`2"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`7" x 8`2"</b>
<b>4pc Bathroom</b>	<b>Second</b>	

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1-L**

**1210039**

Remarks

Pub Rmks: **Beautifully maintained two storey home in Reunion! Great curb appeal with mature landscaped front yard leading to full length covered front veranda and all season LED lights. Front door with sidelight lead into well-appointed main floor with German made four-sided beveled edge driftwood plank flooring throughout the main level and recessed art niche. Open concept kitchen with white cabinetry and Whirlpool stainless steel appliances including ceramic top stove and over the stove hoodfan/microwave. Good sized pantry has frosted glass door. Granite countertops with double undercounter sink with subway-style ceramic backsplash. Single level eating bar overlooks kitchen is ideal for entertaining and dinner-making conversation. Living room overlooks back yard with modern electric fireplace. Upper level has three bedrooms including primary with double closets and four-piece ensuite with ceramic tiles and granite countertop and matching cabinetry. Four-piece upper bathroom with matching finishing's. Fully fenced back yard includes raised deck with gas line and lower patio designed for hot tub. Poured concrete walkway leads to double heated detached garage with oversized door, deep length and electric panel with room for 220. Unspoiled basement with laundry area, utilities and electrical panel all tucked into one corner. Close to schools and all amenities.**

Inclusions: **Wood shelving in garage**  
Property Listed By: **Western Gold Real Estate**

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





















