

232 REUNION Loop, Airdrie T4B 4J5

MLS®#: **A2188709** Area: **Reunion** Listing Date: **01/21/25** List Price: **\$815,000**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie**
 Year Built: **2021**
Lot Information
 Lot Sz Ar: **3,885 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,448**
 Low Sqft:
 Ttl Sqft: **1,448**

DOM

1
Layout
 Beds: **5 (3 2)**
 Baths: **3.0 (3 0)**
 Style: **Modified Bi-Level**

Parking

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

Access:
 Lot Feat: **Back Yard, Landscaped, Private, Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Other**

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

Kitchen Appl: **See Remarks**
 Int Feat: **Breakfast Bar, Built-in Features, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	7`7" x 10`2"	Pantry	Main	3`0" x 5`0"
Kitchen With Eating Area	Main	13`6" x 12`5"	Living Room	Main	14`8" x 12`7"
Dining Room	Main	9`3" x 13`8"	Bedroom	Main	9`4" x 9`10"
4pc Bathroom	Main	10`0" x 4`11"	Bedroom	Main	9`10" x 8`1"
Bedroom - Primary	Upper	11`11" x 16`5"	Walk-In Closet	Upper	6`8" x 5`0"
5pc Ensuite bath	Upper	6`8" x 15`3"	Furnace/Utility Room	Basement	8`11" x 23`6"

Family Room
4pc Bathroom

Basement
Basement

11`10" x 25`11"
4`11" x 7`10"

Bedroom
Bedroom
Legal/Tax/Financial

Basement
Basement

8`11" x 9`4"
9`0" x 11`3"

Title:
Fee Simple
Legal Desc:

1612753

Zoning:
R1

Remarks

Pub Rmks:

Welcome to this immaculate 1.5 storey home, featuring over 2,000 sq ft of living space, a total of five bedrooms (three up and two down), including an exclusive master suite a few steps above the main level. Natural light floods the main floor through large windows and soaring vaulted ceilings, creating a bright ambiance in the modern kitchen and living room - ideal for year-round entertaining. The kitchen is equipped with walk-in pantry (with built-in white MDF shelving), pristine white cabinetry with black hardware, quartz countertops, a central island offering breakfast bar seating, designer pendant & recessed pot lighting, and stainless steel appliances, making it a standout feature of the home. Adjacent to the kitchen, the spacious living room features a gorgeous electric fireplace with floor-to-ceiling stone surround and a large window, brightening the space. The dining room offers enough room for a formal table with a feature chandelier and leads onto the rear, elevated deck, nicely combining indoor/outdoor living spaces. Two large bedrooms and a full 4-pc bathroom are also on the main level, making this layout perfectly suited for busy families or professionals needing functional office space. Heading up a level, the private master bedroom offers 3 large windows, a walk-in closet and vaulted ceiling, creating an expansive yet elegant feel. The master ensuite is equipped with a dual over-mount sink vanity, spacious glass shower, a deep soaker tub, and marble-style tile flooring. The lower level offers a sizeable family room/flex space with abundant windows for continuous natural light. Adjacent to the family room are two more finished bedrooms and another full 4pc bath. A private backyard with deck in this tranquil setting & double attached garage complete the package. Discover why Reunion is a community you'll love in this stunning new home! Come view today!

Inclusions:
Property Listed By:

Refrigerator, Dishwasher, Microwave, Electric Stove, Washer & Dryer, Window Coverings, Garage Door Opener
URBAN-REALTY.ca

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













