



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**217 REUNION Court, Airdrie T4B0G8**

MLS®#: **A2189250** Area: **Reunion** Listing Date: **01/21/25** List Price: **\$599,000**  
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Airdrie**  
 Year Built: **2008**  
Lot Information  
 Lot Sz Ar: **3,552 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,528**  
 Low Sqft:  
 Ttl Sqft: **1,528**

DOM

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

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Cul-De-Sac,Lawn,Level,Street Lighting,Rectangular Lot**  
 Park Feat: **Alley Access,Double Garage Detached,Garage Door Opener,On Street**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **BBQ gas line,Fire Pit,Garden,Lighting**

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

Kitchen Appl: **Dishwasher,Dryer,Freezer,Garage Control(s),Garburator,Gas Range,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Bathroom Rough-in,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Storage,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`10" x 5`1"</b>	<b>Dining Room</b>	<b>Main</b>	<b>14`2" x 9`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>17`0" x 11`8"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`8" x 13`3"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`0" x 6`1"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>8`0" x 4`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`3" x 8`9"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`5" x 11`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>15`1" x 11`9"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>19`11" x 8`2"</b>
<b>Game Room</b>	<b>Basement</b>	<b>14`11" x 14`0"</b>	<b>Storage</b>	<b>Basement</b>	<b>2`9" x 11`4"</b>
<b>Flex Space</b>	<b>Basement</b>	<b>19`11" x 11`2"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>6`5" x 12`5"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1-L**

**0712317**

Remarks

Pub Rmks: **Welcome home to Reunion in Airdrie! This fantastic 4 bedroom, 2.5 bathroom detached home nestled in one of the most sought-after communities in Airdrie. With 1,528 square feet of beautifully designed living space, this home is perfect for those who love both comfort and style. Walk through the inviting entryway to find a spacious living area complete with a cozy fireplace, perfect for relaxing evenings with family and friends. The main living area is bright and open. The kitchen features newer lighting, SS appliances with a gas range. The space flows seamlessly to the outdoors—a beautiful custom deck awaits, equipped with built-in lighting, a hot-tub, pergola, outdoor TV, speakers, and a gas BBQ and fire table line. This outdoor oasis is ideal for hosting unforgettable gatherings or simply enjoying a tranquil night under the stars. The upper level features 3 bedrooms, including a spacious primary with 4 pc en-suite and an additional 4 pc bath and upper laundry. The finished basement adds an additional 4th bedroom, rec area and flex/office space. Located on a private street in a quiet cul-de-sac with a rear, double, detached garage, this property offers peace and privacy. The neighbourhood is known for its amazing community spirit and great neighbours, making it the ideal location to raise a family or simply enjoy a close-knit community atmosphere. Convenience is key, with a K-8 school, walking and bike paths, and a community pond all within walking distance. Tailored for comfort, the home features Hunter Douglas blinds throughout, providing a touch of elegance and privacy. Don't miss the chance to be a part of this vibrant community. Your dream home awaits!**

Inclusions:  
Property Listed By: **Hot-tub and outdoor TV  
eXp Realty**

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









