

**3 REUNION Green, Airdrie T4B 3P8**

MLS® #: **A2192709** Area: **Reunion** Listing **02/05/25** List Price: **\$739,000**  
 Status: **Pending** County: **Airdrie** Change: **None** Association: **Fort McMurray**

General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Airdrie** Finished Floor Area  
 Year Built: **2013** Abv Sqft: **2,068**  
Lot Information Low Sqft:  
 Lot Sz Ar: **4,518 sqft** Ttl Sqft: **2,068**  
 Lot Shape:

DOM

**17**  
Layout  
 Beds: **5 (4 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Back Yard**  
 Park Feat: **Double Garage Attached, Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction:  
 Heating: **Central, Exhaust Fan, Fireplace(s), Hot Concrete, Wood Frame**  
 Water, Humidity Control, Natural Gas  
 Sewer: **Carpet, Vinyl**  
 Ext Feat: **Lighting, Private Yard** Water Source:  
 Fnd/Bsmt:  
**Poured Concrete**  
 Kitchen Appl: **Dishwasher, Double Oven, Dryer, Garage Control(s), Instant Hot Water, Microwave, Oven, Range Hood, Refrigerator, Washer/Dryer**  
 Int Feat: **Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	9'7" x 10'4"	Living Room	Main	14'3" x 14'10"
Kitchen	Main	10'6" x 15'1"	Dining Room	Main	8'2" x 15'0"
Mud Room	Main	3'10" x 7'1"	Bedroom - Primary	Upper	15'0" x 16'0"
Bedroom	Upper	9'8" x 12'0"	Bedroom	Upper	9'2" x 10'10"
Bedroom	Upper	9'5" x 11'0"	Laundry	Upper	6'3" x 9'7"
Family Room	Basement	13'10" x 18'4"	Flex Space	Basement	6'3" x 10'7"
Bedroom	Basement	10'5" x 11'2"	2pc Bathroom	Main	3'0" x 7'1"
5pc Bathroom	Upper	9'6" x 10'2"	4pc Bathroom	Upper	6'0" x 9'0"
3pc Bathroom	Basement	5'7" x 9'0"	Furnace/Utility Room	Basement	8'0" x 9'0"

Title: **Fee Simple**  
 Legal Desc: **1113110**

Zoning: **R1**

Remarks

Pub Rmks: **For more information, please click Brochure button. This beautiful 5-bedroom, 3.5-bathroom home, located on a desirable corner lot, offers 2069 sq. ft. of fully finished living space. Built with family in mind, it features high-end finishes and thoughtful details throughout. As you enter, you're greeted by 9-foot ceilings and an open-concept floor plan. The massive windows fill the home with natural light, highlighting the vinyl flooring throughout the main floor. The spacious kitchen boasts granite countertops, an oversized island, ample cabinetry, a modern backsplash, and newer appliances. Open to the kitchen is the living room with a cozy gas fireplace. Upstairs, you'll find 4 generous bedrooms and convenient upstairs laundry. The massive primary suite includes vaulted ceilings, a large walk-in closet, and a luxurious 5-piece ensuite with double vanity, soaker tub, and glass-enclosed shower. The three other bedrooms offer plenty of space for children, guests, or an office. The fully developed basement features a large entertaining area, a 5th bedroom, and built-in sound system, perfect for movie nights or hosting friends. A beautiful full bathroom with tile work completes the basement. Step outside into the fully landscaped backyard, designed for entertaining with a pergola, deck, and cozy firepit area. The oversized, heated garage has one side measuring 27.5 feet long, offering extra space for vehicles and storage. Located in a highly desirable community, this home is within walking distance to schools, parks, ponds, and amenities. It truly has it all. Don't miss your chance to own this stunning home - it won't last long!**

Inclusions: **n/a**  
 Property Listed By: **Easy List Realty**

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