



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**92 REUNION Close, Airdrie T4B 0M2**

MLS®#: **A2195828**      Area: **Reunion**      Listing Date: **02/26/25**      List Price: **\$799,900**  
 Status: **Active**      County: **Airdrie**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Airdrie**  
 Year Built: **2010**  
Lot Information  
 Lot Sz Ar: **5,306 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,241**  
 Low Sqft:  
 Ttl Sqft: **2,241**

DOM  
**0**  
Layout  
 Beds: **5 (4 1 )**  
 Baths: **3.0 (2 2)**  
 Style: **2 Storey**

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

Access:  
 Lot Feat: **Irregular Lot,Landscaped**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding,Wood Frame**  
 Heating: **Fireplace(s),Forced Air,Natural Gas**      Flooring: **Carpet,Hardwood,Tile**  
 Sewer:      Water Source:  
 Ext Feat: **Private Yard**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Garage Control(s),Garburator,Gas Range,Microwave Hood Fan,Refrigerator,Trash Compactor,Washer/Dryer,Water Softener,Window Coverings**  
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Double Vanity,High Ceilings,No Smoking Home,Tray Ceiling(s),Wired for Sound**  
 Utilities:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Title:      Zoning:  
**Fee Simple**      **R1**  
 Legal Desc: **0814670**

Remarks

Pub Rmks: **Welcome to this stunning two-story home in the sought-after community of Reunion in Airdrie! This beautifully designed home offers four spacious bedrooms**

upstairs, including a luxurious owner's retreat. The spa-like five-piece ensuite provides a serene escape complimented by a generous walk-in closet and an elegant tray ceiling, adding to the home's sophistication and charm. An additional full bathroom with a double vanity and generously sized laundry complete the upper level. The main floor boasts hardwood flooring and a gourmet kitchen designed for both style and function. This chef's kitchen features granite countertops, a gas range, a large fridge, a built-in microwave, a dishwasher, a trash compactor and a garburator. The expansive breakfast bar seamlessly connects to the open-concept living and dining areas, creating the perfect space for entertaining. The inviting living room is centered around a cozy gas fireplace, with beautiful built-ins perfect for relaxing evenings. A main-floor office and a convenient half-bath add to the functionality of this space. The recently finished, fully permitted basement expands your living options with a rec room, a bedroom, a half-bath, and a versatile soundproof flex space—ideal for a home theatre or music studio. Step outside to your fully landscaped south-facing backyard - an inviting retreat featuring a spacious deck, a tranquil water feature, and a cozy patio area for your firepit This yard is complete with a garden shed, and full fencing ensuring privacy and charm. This home is perfectly located close to parks, shopping, schools, and all the amenities Airdrie has to offer. Don't miss this fantastic opportunity—book your showing today!

Inclusions:  
Property Listed By:

Garden Shed, Telus security hardware,  
CIR Realty

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





















