

92 REUNION Close, Airdrie T4B 0M2

MLS®#: **A2195828** Area: **Reunion** Listing Date: **02/26/25** List Price: **\$735,000**
 Status: **Active** County: **Airdrie** Change: **-\$40k, 31-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie** Finished Floor Area
 Year Built: **2010** Abv Sqft: **2,393**
 Lot Sz Ar: **5,306 sqft** Low Sqft:
 Lot Shape: Ttl Sqft: **2,393**

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

DOM

38
Layout
 Beds: **5 (4 1)**
 Baths: **3.0 (2 2)**
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Fireplace(s),Forced Air,Natural Gas** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Ext Feat: **Private Yard** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 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	Level	Dimensions
Kitchen	Main	11`8" x 13`1"	Living Room	Main	14`1" x 16`6"
Dining Room	Main	12`9" x 14`9"	2pc Bathroom	Main	5`0" x 4`9"
Foyer	Main	8`7" x 8`11"	Office	Main	10`0" x 10`6"
Bedroom - Primary	Second	18`0" x 20`1"	5pc Ensuite bath	Second	13`5" x 10`1"
5pc Bathroom	Second	12`4" x 5`8"	Bedroom	Second	13`1" x 13`8"
Bedroom	Second	13`7" x 10`11"	Bedroom	Second	11`2" x 9`5"
Laundry	Second	9`1" x 6`6"	Walk-In Closet	Second	8`7" x 6`1"

2pc Bathroom
Flex Space
Furnace/Utility Room

Basement
Basement
Basement

7`11" x 5`3"
13`10" x 14`4"
17`2" x 18`3"

Bedroom
Game Room

Basement
Basement

10`8" x 11`4"
14`1" x 20`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

0814670

Remarks

Pub Rmks:

OPEN HOUSE FRIDAY APRIL 4 5-7, SATURDAY APRIL 5 11-1, SUNDAY APRIL 6 1-4 SPRING INTO YOUR NEW HOME - QUICK POSSESSION AVAILABLE!!! Welcome to this stunning two-story home in the sought-after community of Reunion in Airdrie! A MUST-SEE TO APPRECIATE THE VALUE OF BELOW MARKET PRICING and an ideal opportunity for a growing or extended family. Step inside to discover a beautifully designed layout featuring four spacious bedrooms upstairs, including a luxurious owner's retreat. The spa-like five-piece ensuite provides a serene escape complemented by a generous walk-in closet and an elegant tray ceiling that adds sophistication and charm. An additional full bathroom with a double vanity and a conveniently located laundry room complete the upper level. The main floor boasts rich hardwood flooring and a gourmet kitchen with NEWER appliances designed for both style and function. This chef's kitchen features granite countertops, a GAS oven and range (2022), a large fridge (2022), a built-in microwave, a dishwasher (2021), a trash compactor, and a garburator. The expansive breakfast bar seamlessly connects to the open-concept living and dining areas, creating a perfect space for entertaining. The inviting living room centers around a cozy gas fireplace with a stunning stone surround, mantle, and hearth—ideal for relaxing evenings. A main-floor office and a convenient half-bath add to the functionality of the space. The recently finished, fully permitted basement expands your living options with a spacious rec room, a bedroom, a half-bath, and a versatile SOUNDPROOF FLEX SPACE—ideal for a gym, workshop, home theatre, or music studio. Step outside to your PROFESSIONALLY LANDSCAPED (30K value), south-facing backyard, designed for playtime, relaxation, and entertaining, featuring a spacious deck, a tranquil water feature, and a stone patio area for your fire pit. Enjoy the privacy of mature trees, a stone hedge, a garden shed, and full fencing, ensuring optimal quietness, privacy and charm. This home is perfectly located on a quiet close with direct access to community walking paths, close to parks, shopping, schools, and all the amenities Airdrie has to offer. This home has been DILIGENTLY MAINTAINED and has a newer water heater (2021). 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











