

# \$775,000 - 163 Reunion Green Nw, Airdrie

MLS® #A2205472

**\$775,000**

3 Bedroom, 3.00 Bathroom, 1,350 sqft  
Residential on 0.10 Acres

Reunion, Airdrie, Alberta

Have you ever had the sensation that you've found the one? Your body will vibrate with the knowledge that you've found your happy place, and you will know for a fact that you're home at last. Walk through the front door of this home, and I can assure you that you'll feel that certainty in your bones. This light, airy bungalow has been lovingly maintained with sensible touches throughout. The tall cathedral windows usher the eyes to the cotton candy skies to the south and the pretty views of the reflective pond. This home's floor plan has been thoughtfully designed to maximize the living space, and it's been finished with great taste. The kitchen features a massive island where you can't help but dream of entertaining friends. The living room has a modern gas fireplace with a wood mantle that's perfect for chilly winter nights. The primary suite is at the back of the home to maximize the views. The 4-piece ensuite includes a large tiled shower, an expansive vanity with dual sinks, and plenty of storage. A second bedroom can be found on this level with a 4-piece bath. Main floor laundry is a great perk, and it's been updated with cabinetry and smart clothes-hanging options. You'll probably instruct your agent to get the offer ready before you even see the basement, but trust me, you'll love that area, too. Downstairs, there is a third bedroom with a large egress window and a 4-piece bathroom. Fitness enthusiasts need to look no further. The massive home gym, with its laminate floors and mirror on the wall, is an



ideal place to focus on your health. Additionally, there is a huge recreation area for movie nights or ping-pong matches. One thing you may not notice but will want to know is about the brand-new hot water tank! Fully landscaped, the backyard has low-maintenance turf, a lower deck, and a more private upper deck. Walk out the back gate to take your dog for a convenient loop around the pond and enjoy a little nature. It's time to act. You were meant to live here.

Built in 2014

### **Essential Information**

MLS® #	A2205472
Price	\$775,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,350
Acres	0.10
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	163 Reunion Green Nw
Subdivision	Reunion
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3W3

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Lighting
Lot Description	Back Yard, City Lot, Creek/River/Stream/Pond, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 28th, 2025
Days on Market	4
Zoning	R1

## Listing Details

Listing Office	CIR Realty
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