

\$735,000 - 92 Reunion Close Nw, Airdrie

MLS® #A2195828

\$735,000

5 Bedroom, 4.00 Bathroom, 2,393 sqft
Residential on 0.12 Acres

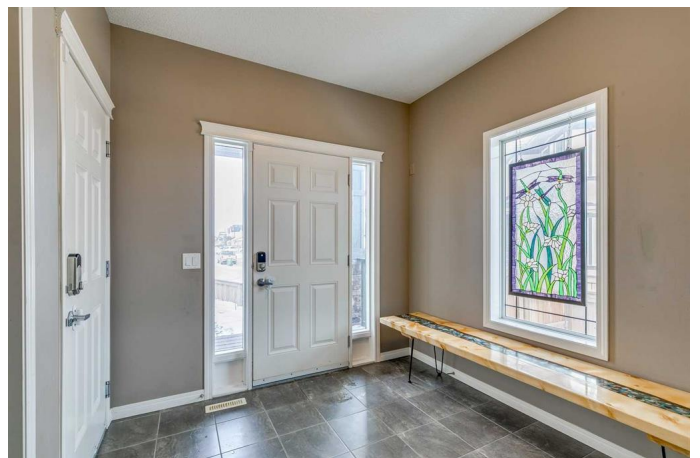
Reunion, Airdrie, Alberta

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 hearthâ€™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 SPACEâ€™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).

Donâ€™t miss this fantastic opportunityâ€™book your showing today!

Built in 2010

Essential Information

MLS® #	A2195828
Price	\$735,000
Bedrooms	5
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,393

Acres	0.12
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	92 Reunion Close Nw
Subdivision	Reunion
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 0M2

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Double Vanity, High Ceilings, No Smoking Home, Tray Ceiling(s), Wired for Sound
Appliances	Dishwasher, Garage Control(s), Garburator, Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Trash Compactor
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Irregular Lot, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed February 26th, 2025

Days on Market 39

Zoning R1

Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.