

# \$799,900 - 291 Reunion Green Nw, Airdrie

MLS® #A2202090

**\$799,900**

3 Bedroom, 3.00 Bathroom, 2,658 sqft  
Residential on 0.10 Acres

Reunion, Airdrie, Alberta

Gorgeous, immaculate 2658 sqft, tastefully upgraded home with top quality finishes throughout... no expense was spared in the construction of this home on Heron Pond with a full, tranquil view overlooking the water, access to the walking paths & all the winter activities on the pond. Plan your skating parties & enjoy a fire on your private deck with friends & family! This tastefully decorated, 3 bedroom + den, 2 ½ bathroom home is situated on a quiet crescent close to schools, parks & wetlands. Great curb appeal & low maintenance landscaping are just the start of many special features. The spacious foyer provides ample access to welcome visitors & family. The main floor features 9'™ ceilings, extended height doors, hardwood floors, an open floor plan & generous windows with custom Hunter Douglas Blinds throughout. The main floor also includes a huge gourmet kitchen with extended height cabinetry, granite countertops, a large island, a peninsula with breakfast bar, upgraded stainless appliances, a walk-thru pantry & extensive use of convenient pullout drawers. The dining room will easily accommodate a large gathering & the spacious great room features a cozy gas fireplace. This floor also includes a mud room with built in bench, a 2pc powder room & an office. The hardwood continues up the stairs to the hallway & spacious bonus room. There are 3 good sized bedrooms including a king size master with a solid wall of mirrored built-ins plus a huge walk-in closet with custom built-ins



(converted 4th bedroom that could be changed back). The luxurious 5pc ensuite includes granite countertops, a soaker tub, double shower & dual sinks. The 4pc bath is conveniently located adjacent to the 2nd & 3rd bedrooms. This level boasts three large sunshine windows bathing the lower level in natural sunlight, dual furnaces & rough-in plumbing are the perfect set up for future development (see development plans in photos). Sunny east backyard with low maintenance landscaping, two-tiered deck & patio plus tasteful plantings. Don't miss out on this lovely home in a very family friendly community close to everything!

Built in 2014

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2202090    |
| Price          | \$799,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,658       |
| Acres          | 0.10        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 291 Reunion Green Nw |
| Subdivision | Reunion              |
| City        | Airdrie              |
| County      | Airdrie              |
| Province    | Alberta              |
| Postal Code | T4B 3W4              |

## Amenities

|                |  |
|----------------|--|
| Parking Spaces | 4  |
| Parking        | Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Side By Side |
| # of Garages   | 2  |
| Waterfront     | Pond   |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Sump Pump(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings  |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Great Room, Mantle, Stone  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | BBQ gas line, Private Yard   |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Low Maintenance Landscape, Street Lighting, Creek/River/Stream/Pond, Wetlands |
| Roof              | Asphalt Shingle  |
| Construction      | Stone, Vinyl Siding  |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 14th, 2025 |
| Days on Market | 22               |
| Zoning         | R1               |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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