

# \$749,900 - 176 Reunion Grove Nw, Airdrie

MLS® #A2205141

**\$749,900**

5 Bedroom, 4.00 Bathroom, 2,401 sqft  
Residential on 0.09 Acres

Reunion, Airdrie, Alberta

Welcome to this stunning fully developed home with walkout basement and just under 3400 sq ft of living space, offering both style and functionality for modern family living. This spacious home features 5 bedrooms—4 upstairs and 1 downstairs—along with a beautiful office on the main floor, perfect for working from home. Custom built-ins, crown molding, and new triple-pane windows (2022) add to the home's timeless elegance, while the new roof and hot water tank (2023) provide peace of mind for years to come. The heart of the home is the fully renovated kitchen, completed in 2019, with white cabinetry, neutral backsplash, high end stainless steel appliances, and sleek quartz countertops—ideal for cooking and entertaining. The open layout flows seamlessly into the living and dining areas, creating a welcoming environment for family gatherings. The walkout basement, with its separate bedroom and ample living space, is perfect for a teenager, in-laws, or a nanny. The stunning \$65,000 worth of landscaping creates a serene and private backyard oasis, complete with turf in both the front and backyard for a low-maintenance yard that stays green year-round. Enjoy sunny days on the upper and lower decks, ideal for outdoor relaxation and entertaining. This home offers abundant storage throughout, ensuring there's space for everything your family needs. With central air conditioning, a high-efficiency furnace, central vac system, and numerous



upgraded features, this home is designed for comfort and convenience. With a blend of functional spaces, luxury finishes, and a beautiful outdoor retreat, this home is truly perfect for a large family seeking both comfort and style. Don't miss the opportunity to make this house your forever home!

Built in 2010

### **Essential Information**

MLS® #	A2205141
Price	\$749,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,401
Acres	0.09
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	176 Reunion Grove Nw
Subdivision	Reunion
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 0M4

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Crown Molding, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Private, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 24th, 2025
Days on Market	16
Zoning	R1

## Listing Details

Listing Office	RE/MAX House of Real Estate
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