



# 103 REUNION Close Airdrie Alberta

\$669,000

PRICED TO SELL, MOTIVATED SELLER!!! OPEN HOUSE SATURDAY AND SUNDAY, NOVEMBER 4 AND 5, 11 AM TO 3 PM. Welcome to this beautiful over 2380 sq ft of living space up, 3 bdrms, 2.5 baths and bonus room with potential 4th bdrm on the main floor. Driving up, you'll love the curb appeal and the pristine neighborhood. Just inside there's a unique floor plan with a vaulted large entry way with wood feature walls. There's a 2-piece bathroom, laundry room/mud room and office/formal dining area that is presently being used as a pool table room. Then into the open floor plan, you will notice high 9 ft ceilings, luxury wide plank vinyl flooring, recessed lighting and a large kitchen with quartz counters and BLACK SS appliances. custom metal backsplash, another eating area, pantry and an abundance of counter space for big family dinners. The living room has a unique gas FP featuring a natural wood accent to the ceiling and will fit all your big furniture. Big windows allow the natural sunlight to drench the living space. Then walkout the sliding door onto a nice deck and then down to a stamped concrete patio and gravel sides, a completely maintenance free area with trees and shed. Upstairs there's a spacious bonus room, 2 good sized bdrms, a 4-piece bath with soaker tub and quartz. The Primary bdrm will fit all of your king size furniture and has a large walk-in closet and 5-piece ensuite with dual vanity, quartz counters, separate shower and large soaker tub. DOWNSTAIRS HAS A 1000 SQ FT, BATHROOM ROUGHED IN, 3 BIG WINDOWS. THE GARAGE IS HEATED, AND EASY ACCESS TO QE2, All of this in a neighborhood with nearby pathways and parks for afternoon strolls, biking adventures, or picnics. For the nature enthusiasts, the nearby nature reserve provides a serene escape and a quality of life hard to find in other areas. Easy access to Calgary and Stoney, 4 mins to Golf Course, shopping,...

Storage 38.00 Ft x 16.75 Ft  
Furnace 33.75 Ft x 9.00 Ft  
Other 14.00 Ft x 7.58 Ft  
Kitchen 15.00 Ft x 11.83 Ft  
Breakfast 12.67 Ft x 6.17 Ft  
Dining room 13.25 Ft x 10.00 Ft

Laundry room 8.92 Ft x 6.75 Ft  
Primary Bedroom 16.08 Ft x 12.92 Ft  
Other 10.58 Ft x 7.25 Ft  
5pc Bathroom 12.33 Ft x 9.92 Ft  
Bedroom 10.50 Ft x 11.75 Ft  
Bedroom 10.25 Ft x 12.33 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca

Living room 13.08 Ft x 18.33 Ft  
2pc Bathroom 5.00 Ft x 5.00 Ft

4pc Bathroom 5.67 Ft x 8.50 Ft  
Bonus Room 18.00 Ft x 12.67 Ft