

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

MLS® #A2195828

**\$735,000**

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

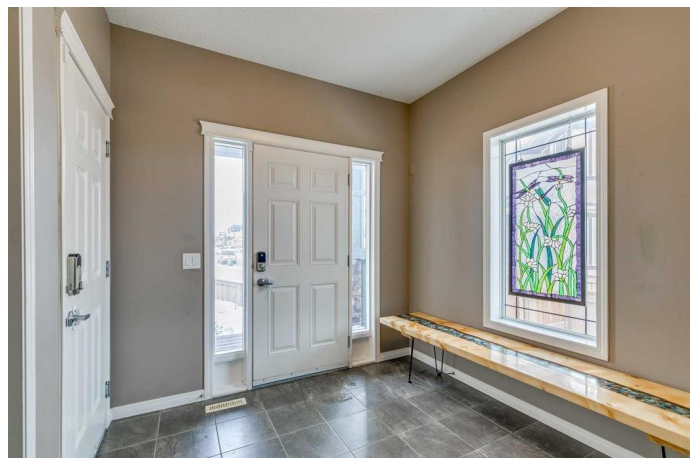
Reunion, Airdrie, Alberta

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

### **Exterior**

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

Foundation            Poured Concrete

### **Additional Information**

Date Listed            February 26th, 2025

Days on Market      35

Zoning                 R1

### **Listing Details**

Listing Office         CIR Realty

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