

48 Reunion Loop NW
Airdrie, Alberta

MLS # A2216332



\$559,500

Division:	Reunion		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,583 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Level, Low Maintenance Landscape, Re		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: Murphy Bed in Upstairs Bedroom

Discover 48 Reunion Loop NW: A modern, beautifully appointed 2-storey home with double garage and private backyard. Here are 5 things we love about this home (and we're sure you will too): 1. A CONTEMPORARY YET COMFORTABLE FLOOR PLAN: With 1583 SqFt of refined and contemporary living space, 3 bedrooms, 2.5 bathrooms, a front living room and main floor great room...this is a full-size home! A lovely front living (which could easily double as an office or kids playroom) is accented by an oversize picture window while the great-room concept in the rear of the home offers practicality, comfort and easily accommodate your furnishings with access to the private backyard offering a large composite deck and lower stamped concrete patio. The modern kitchen is truly the heart of this home and built for entertaining while a powder room provides privacy for guests. Upstairs find three well-proportioned bedrooms, the primary is nicely appointed with a walk-in closet and 4-piece ensuite equipped with dual sinks and glass shower. Two other good size bedrooms share a 4-piece bathroom while upstairs laundry adds another touch of convenience. The unfinished basement offers 700+ SqFt of potential living space depending on your needs/lifestyle, with bathroom rough-in. 2. FAMILY FRIENDLY NEIGHBOURHOOD: Reunion is a newer, family friendly community in Northwest Airdrie. Residents enjoy numerous parks, playgrounds and walking paths throughout the community-including a playground across the street and down the short path from 48 Reunion Loop. You're walking distance to Herons Crossing School (K-8) with many close-by shops, services and restaurants along Veterans Boulevard. Commuting to Calgary, the Airport of the Mountains is a breeze with easy access to Deerfoot Trail and Highway 567. 3. A KITCHEN YOU

WILL LOVE: Beautifully appointed with a stainless-steel appliance package, quartz counters, breakfast bar full height cabinets and corner pantry. Whether you're cooking a feast or simply warming up leftovers you will feel right at home here! 4. **ALL THE EXTRAS:** From 9' ceilings to brand new flooring on the main floor, power blinds (living room, front room, primary bedroom and stairs), upstairs laundry, a full-size garage, composite deck and private stamped concrete backyard this home is loaded and will not disappoint! 5. **MOVE-IN READY:** This home has been well-loved and wonderfully maintained/upgraded and is waiting for its next family. If you're in the market for a modern home with room to live and grow, 48 Reunion Loop should be at the top of your list!