

**1931 Reunion Boulevard NW**  
**Airdrie, Alberta**

**MLS # A2260432**



**\$549,900**

<b>Division:</b>	Reunion		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,257 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Faces Rear		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Rectangular Lot,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** None

Acroos from a park and close to schools! Welcome to this charming 2-storey in Airdrie's beloved Reunion community, where everyday comforts meet thoughtful updates. A classic front porch sets the scene for morning coffees or evening lounging, while inside sunlight pours through large windows into the living room, anchored by a cozy gas fireplace. The kitchen is the true heart of the home—quartz counters gleam against beautiful cream coloured cabinetry, and stainless steel appliances stand ready for your next culinary adventure. The island and breakfast bar offers the perfect perch for taste-testers and storytellers alike, with a sunny dining nook overlooking the south-facing backyard. Upstairs, three inviting bedrooms await, including a serene primary suite with its own private ensuite, while the additional bedrooms share a bright, well-appointed bath. The newly developed fully finished basement extends your living space with a spacious family room, a fourth bedroom, and a full bath—ideal for guests, teens, or cozy movie nights. Recent upgrades include new vinyl plank flooring, designer lighting, fresh paint, and a newly built double detached garage.