

# \$559,500 - 48 Reunion Loop Nw, Airdrie

MLS® #A2216332

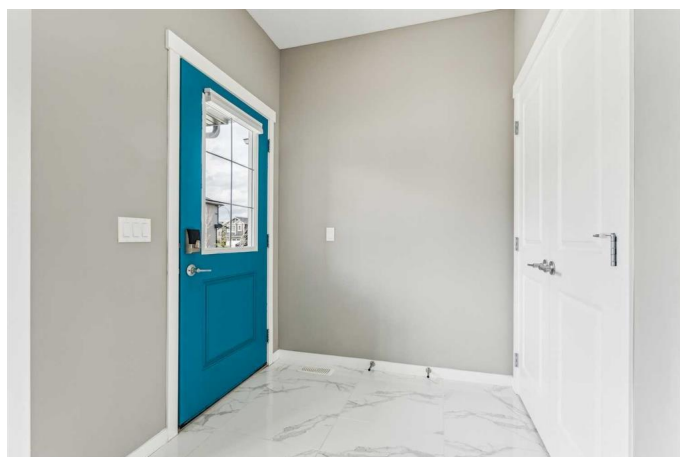
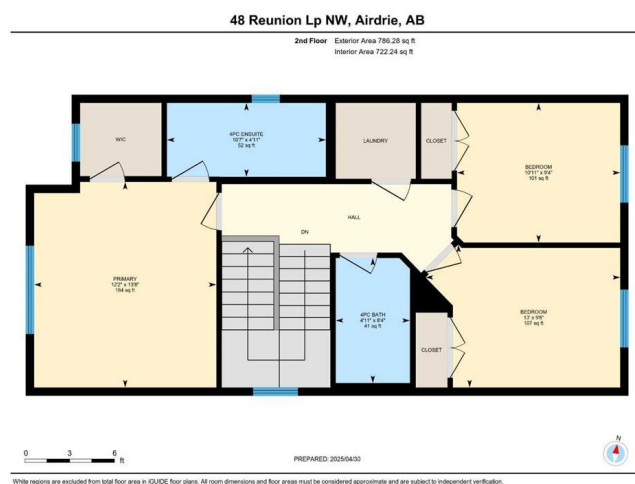
**\$559,500**

3 Bedroom, 3.00 Bathroom, 1,583 sqft  
Residential on 0.07 Acres

Reunion, Airdrie, Alberta

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 weâ€™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. Youâ€™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 youâ€™re cooking a feast or simply warming up leftovers you will feel right at home here! 4. ALL THE EXTRAS: From 9â€™ 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 youâ€™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!

Built in 2018

### **Essential Information**

MLS® #	A2216332
Price	\$559,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,583
Acres	0.07
Year Built	2018

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	48 Reunion Loop Nw
Subdivision	Reunion
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 4J6

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Landscaped, Level, Low Maintenance Landscape, Rectangular Lot, Street Lighting
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 1st, 2025
Days on Market	1
Zoning	R1-L

**Listing Details**

Listing Office                    Century 21 Bamber Realty LTD.

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