

# \$564,900 - 18 Reunion Heights Nw, Airdrie

MLS® #A2230979

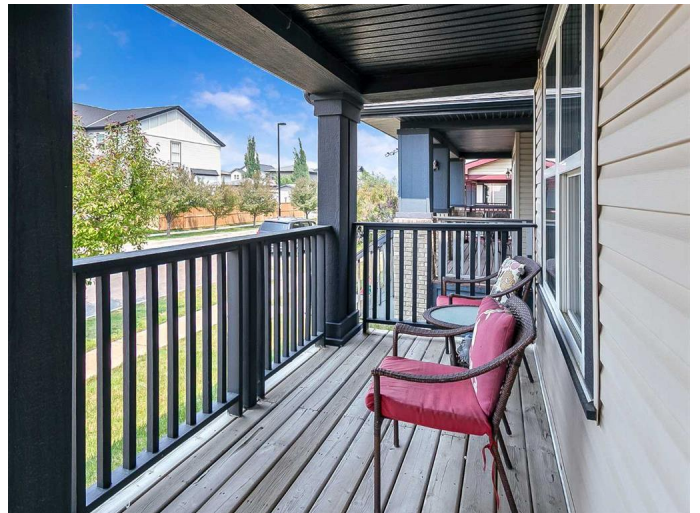
**\$564,900**

3 Bedroom, 3.00 Bathroom, 1,658 sqft

Residential on 0.08 Acres

Reunion, Airdrie, Alberta

Well maintained home that stands out w/an exceptional layout and generous proportions. This 3 bed, 2.5 bath residence offers an opportunity for discerning buyers seeking both value & quality. The moment you step inside, you'll appreciate how thoughtfully this home has been designed. Layout prioritizing functionality w/out sacrificing style & allocating space where it matters most for today's lifestyle. The heart of this home is its chef-inspired kitchen, which boasts elegant granite countertops crowning a island—perfect for casual dining or gathering w/friends. Abundant cabinetry provides exceptional storage, while the large pantry ensures you'll never lack space for groceries and kitch essentials. This culinary haven opens seamlessly to the dining & living areas, creating an ideal environment for entertaining. Everyday life becomes more manageable with practical feats like the dedicated mudroom—a proper space to shed outdoor gear & organize backpacks & shoes. The upper-floor laundry room deserves special mention, not merely a closet with appliances but a genuine functional room complete w/ space for folding, hanging & its own storage closet. The front of the home hosts a spacious office that could accommodate multiple workstations. This versatile room offers a serene view of the front veranda and street, making it an ideal spot for productivity. Its generous dimensions allow for creative repurposing—perhaps as a sitting room, music room, homework zone, or



whatever suits your unique needs. Upstairs, 3 spacious bedrooms provide comfortable retreats. The primary stands out with impressive dimensions, walk-in closet, and private 4-piece bathroom featuring a tub well suited to any bath enthusiast. Storage solutions abound, from closets to linen cabinets, ensuring there's a place for everything. The home comes equipped with air conditioning, providing cool comfort during summer days. Step outside to discover a sunlit yard, a blank canvas for gardening enthusiasts. The large deck creates the perfect stage for gatherings, complete w/a gas line for your bbq. The front of the home features a charming, private veranda, a spot to enjoy morning coffee while watching the neighborhood come to life & adding character and curb appeal. Unfinished basement awaits your personal touch, w/rough-ins already in place for an add bed, bath & rec area, allowing the home to evolve with your changing needs. Oversized garage, easily accommodates 2 large vehicles plus storage. Perfect for automotive enthusiasts & those who appreciate extra workspace. Located on a peaceful cul-de-sac w/ abundant parking, enjoy quiet residential living while remaining just steps from community amenities short stroll to Herons Crossing School and Reunion park, children can safely play outdoors. Whether you're a growing family, right-sizers looking for thoughtful design, or seeking a home to accommodate evolving needs for years to come this exceptional property offers space, location & quality to exceed expectations.

Built in 2008

### **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | A2230979  |
| Price  | \$564,900 |

|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,658       |
| Acres          | 0.08        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 18 Reunion Heights Nw |
| Subdivision | Reunion               |
| City        | Airdrie               |
| County      | Airdrie               |
| Province    | Alberta               |
| Postal Code | T4B0J5                |

### Amenities

|                |                                          |
|----------------|------------------------------------------|
| Parking Spaces | 2                                        |
| Parking        | Double Garage Detached, Oversized, Paved |
| # of Garages   | 2                                        |

### Interior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)  |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                                                |
| Cooling           | Central Air                                                                                                                               |
| Fireplace         | Yes                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                         |
| Fireplaces        | Gas, Living Room                                                                                                                          |
| Has Basement      | Yes                                                                                                                                       |
| Basement          | Full, Unfinished                                                                                                                          |

**Exterior**

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line                                                                     |
| Lot Description   | Back Lane, Cul-De-Sac, Landscaped, Low Maintenance Landscape, Paved, See Remarks |
| Roof              | Asphalt Shingle                                                                  |
| Construction      | Wood Frame                                                                       |
| Foundation        | Poured Concrete                                                                  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 57              |
| Zoning         | R1-L            |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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