

**7 Reunion Grove NW
Airdrie, Alberta**

MLS # A2172491



\$659,900

Division:	Reunion		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,687 sq.ft.	Age:	2011 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Land		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Crown Molding, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Garage Heater, Mirror in foyer, all TV brackets, Lawn Mower,

Endless upgrades in this stylish two storey home designed professionally! Has been featured in the Calgary Herald, and editorially. Walking inside, you will immediately know you are in something special... Just a few highlights to note: BRAND NEW flooring, Air Conditioning, Main Floor Office, completely finished Basement, SOUTH Backyard with turf and adorable deck, panel moulding, \$400 door knobs (!), Gas Stove, fireplace wall completely redone, oversized garage with huge door, heated garage, Washer/Dryer with Pedestals, Bedroom beams and SO many more things. See brochure for a complete list of work done. Walking up to the porch you'll notice there is plenty of room to sit and enjoy your morning coffee. Heading inside, the foyer has an oversized window and plenty of room for everyone to pile in. Main floor office enjoys a big, bright window, stunning wall moulding and new paint. Your kitchen features quartz countertops, a wonderful island with room for four to sit, updated appliances, gas stove and tons of room to prep and entertain. The Dining Room can EASILY fit a 10 person table or more. Extra windows have been added to allow this space to flood with sun all day long. Your Living Room is the coziest part of your home with its STUNNING shelving, MARBLE top and storage cabinets, gas fireplace and chic moulding. I bet you have never seen such a classy half bath! Let's head up the EXTRA-WIDE STAIRS to the second floor. The Kids rooms enjoy privacy from the Primary Suite and have the Main Bathroom nice and close as well as a linen closet. You will notice how much attention to detail has been poured in to these rooms! The Laundry Room is HUGE with a nice bright window and space to store bathroom & laundry necessities. NOW, let's talk about the Primary Bedroom! What a gorgeous space - Beamed ceiling, Farrow and Ball paint, two bright

windows... what more could you ask for? Your Ensuite has double sinks, shower and a great Walk-In Closet. What about the Fully Finished BASEMENT? This space is SO BRIGHT and welcoming! Giant Rec Room perfect for family staying over or for the kids to run around, full Bedroom with South window, OVERSIZED bathroom and another space for an office or hobby room. Heading outside you will love how PRIVATE the backyard is with the columnar aspens giving you space from the neighbours. They added a lovely deck with lights in the deck boards, pergola to block the sun and offer more privacy and astroturf making it very easy to maintain. This Garage is an awesome workshop for the handy person in your life! Heated for the winter and stays cool in summer meaning you can work away all year! This home truly is better than buying new - Completely fenced, all landscaping done, upgrades you don't get with a new build, all you need to do is move in! BETTER COME SEE IT TODAY!