

# \$549,000 - 131 Reunion Loop Nw, Airdrie

MLS® #A2215218

**\$549,000**

3 Bedroom, 3.00 Bathroom, 1,393 sqft

Residential on 0.06 Acres

Reunion, Airdrie, Alberta

Welcome Home to this meticulously well-cared for modern duplex in the desirable community of Reunion. The exterior features Gemstone lighting, a covered front porch, a fully-fenced backyard, landscaping, a back deck with natural gas hookup and plenty of private space for your family. Both the main floor and the full basement have 9'™ ceilings. The main living area features an open concept design, high-quality laminate flooring, Quartz countertops, Stainless Steel appliances, white shaker cabinets, soft-close doors and drawers, and a convenient sit up breakfast bar with a filtered water dispenser. Upstairs you'll find 3 spacious bedrooms, 2 bathrooms and a convenient laundry. The master features a 4 piece bath and a huge walk-in closet. This home is conveniently located in a prime location. You'll have easy access to shopping, schools, parks, playgrounds, golf, and more.

Built in 2018

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2215218  |
| Price          | \$549,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,393     |
| Acres          | 0.06      |



|            |                        |
|------------|------------------------|
| Year Built | 2018                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | 2 Storey, Side by Side |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 131 Reunion Loop Nw |
| Subdivision | Reunion             |
| City        | Airdrie             |
| County      | Airdrie             |
| Province    | Alberta             |
| Postal Code | T4B 4J6             |

### Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Parking Spaces | 2                                             |
| Parking        | Driveway, Front Drive, Single Garage Attached |
| # of Garages   | 1                                             |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer         |
| Heating           | Forced Air, Natural Gas                                                                                |
| Cooling           | None                                                                                                   |
| Has Basement      | Yes                                                                                                    |
| Basement          | Full, Unfinished                                                                                       |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | BBQ gas line, Lighting, Private Yard                     |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                                          |
| Construction      | Concrete, Stone, Vinyl Siding, Wood Frame                |
| Foundation        | Poured Concrete                                          |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 4             |

Zoning

R2

## **Listing Details**

Listing Office

Century 21 Bamber Realty LTD.

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