

\$574,900 - 18 Reunion Heights Nw, Airdrie

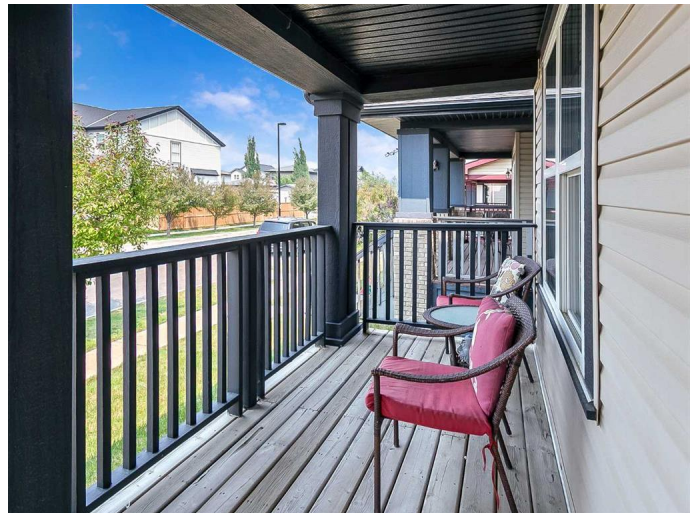
MLS® #A2230979

\$574,900

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 | \$574,900 |

| | |
|----------------|-------------|
| 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 | Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s), Ceiling Fan(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, Landscaped, Low Maintenance Landscape, See Remarks, Cul-De-Sac, Paved |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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|----------------|-----------------|
| Date Listed | June 13th, 2025 |
| Days on Market | 39 |
| Zoning | R1-L |

Listing Details

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

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