

# \$559,900 - 2039 Reunion Boulevard Nw, Airdrie

MLS® #A2216437

**\$559,900**

4 Bedroom, 2.00 Bathroom, 1,360 sqft

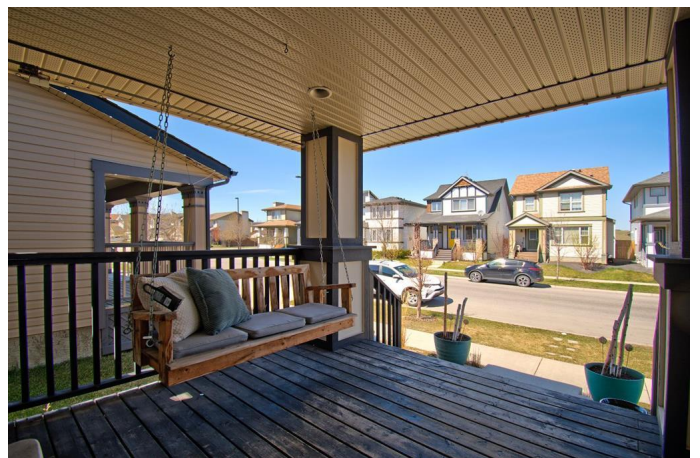
Residential on 0.09 Acres

Reunion, Airdrie, Alberta

Cozy two-storey in the family-friendly neighbourhood of Reunion! This 1,360 sq ft home has been lovingly cared for and updated by the original owners. The front porch welcomes you with a porch swing and plenty of space to enjoy your morning coffee or evening glass of wine. The open floorplan on the main level flows seamlessly from the foyer to the living/dining/kitchen, with hardwood floors, big windows overlooking the front porch and backyard, and updated light fixtures. The builders-grade kitchen has been updated with a stunning green tile backsplash, custom toppers and hood fan cover to take the cabinets to the ceiling, quartz countertops, an oversized island, and barnwood accents, and touchless faucet. The dining nook features custom banquettes with built-in storage, and in the living room you will find a custom mantle shelf over the gas fireplace. An updated 2 piece powder room completes the main floor. The upper level includes a laundry closet with built-in countertop and shelving, 3 spacious bedrooms, and a four-piece bath with soaker tub and lots of storage space. The primary bedroom overlooks the front yard and includes a walk-in closet and built in sconces on both sides of the bed.

The basement is partially finished with a 4th bedroom, rec room, storage room with built-in cabinets and drawers, and a rough-in for an additional 3 piece bathroom.

The backyard is landscaped with a hot tub, deck, dog run on the East side of the house,



and pond, as well as lots of perennials and fruit trees. The double detached garage includes a FULL set of cabinets, additional storage, and hidden attic storage with access from a pull-down ladder. Additional upgrades include: Gemstone lights (front), Triple pane windows, tankless hot water, an upgraded blinds package, new furnace (2024). Smart home features include the gemstones, undercabinet lighting, door locks, and overhead garage door, all controlled by apps or a smart home device. Donâ€™t miss out on this one-of-a-kind home!

Built in 2008

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2216437    |
| Price          | \$559,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,360       |
| Acres          | 0.09        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 2039 Reunion Boulevard Nw |
| Subdivision | Reunion                   |
| City        | Airdrie                   |
| County      | Airdrie                   |
| Province    | Alberta                   |
| Postal Code | T4B0H2                    |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Bathroom Rough-in |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer             |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished  |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Yard, Dog Run    |
| Lot Description   | Back Lane, Back Yard     |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 10            |
| Zoning         | R1-L          |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | RE/MAX Rocky View Real Estate |
|----------------|-------------------------------|

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