

# \$809,900 - 131 Reunion Green Nw, Airdrie

MLS® #A2232256

**\$809,900**

3 Bedroom, 3.00 Bathroom, 2,255 sqft

Residential on 0.09 Acres

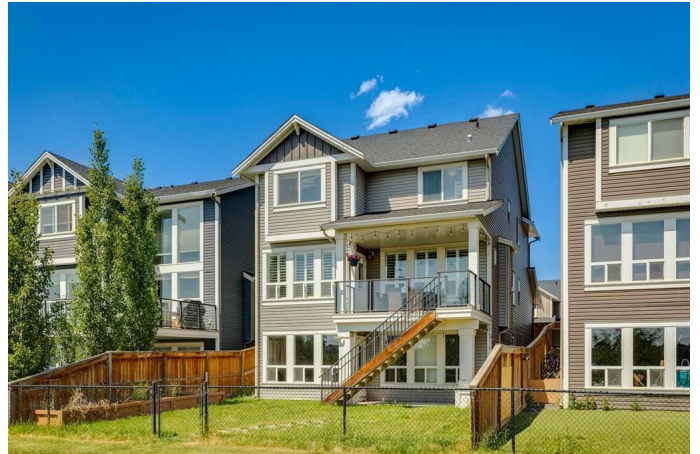
Reunion, Airdrie, Alberta

\*\*\* OPEN HOUSE - July 5, 10:30am-12:30pm

\*\*\* Welcome to 131 Reunion Green NW, a beautiful family home backing onto a beautiful pond and green space with a sunny south-facing backyard in one of Airdrie's most loved communities. Located just steps from the Reunion Playground and within walking distance to Herons Crossing School (K-9), this home offers the perfect balance of quiet residential living with access to parks, walking paths, and nearby amenities.

As you enter, you're greeted by a bright and inviting foyer with soaring ceilings and a layout that feels spacious and welcoming. The main floor features a large living room with a fireplace, a well-designed kitchen with granite countertops, stainless steel appliances, a corner pantry, and a central island that's perfect for hosting or everyday family life. The dining area overlooks the backyard and opens onto the rear deck with steps and access to the backyard. Enjoy sunny afternoons and evening BBQs with this space. Just off the entry is a versatile main floor den with French doors. Home office, study, or playroom, you pick!

Upstairs, you'll find a spacious bonus room with vaulted ceilings, a generous primary bedroom with a walk-in closet and 5-piece ensuite, along with two additional bedrooms and a full bathroom. The carpet upstairs has been recently replaced within the last 2 years. The walk-out basement is currently undeveloped, giving you the opportunity to



design a space that fits your family's needs.

Additional highlights include main floor laundry, a double attached garage, and thoughtfully landscaped front and rear yards.

Reunion is a family-friendly neighbourhood with easy access to shopping, walking trails, and the peaceful Reunion Pond just a short walk away. Whether it's skating in the winter or evening strolls in the summer, this is a community built for year-round enjoyment.

Built in 2013

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2232256    |
| Price          | \$809,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,255       |
| Acres          | 0.09        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 131 Reunion Green Nw |
| Subdivision | Reunion              |
| City        | Airdrie              |
| County      | Airdrie              |
| Province    | Alberta              |
| Postal Code | T4B3X1               |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

# of Garages 2

### Interior

Interior Features Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full, Unfinished, Walk-Out

### Exterior

Exterior Features None

Lot Description Back Yard, Creek/River/Stream/Pond, Landscaped, No Neighbours Behind, Rectangular Lot, Street Lighting

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed June 18th, 2025

Days on Market 16

Zoning R1

### Listing Details

Listing Office RE/MAX House of Real Estate

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