

\$489,000 - 1257 Reunion Road Nw, Airdrie

MLS® #A2218072

\$489,000

2 Bedroom, 1.00 Bathroom, 869 sqft

Residential on 0.07 Acres

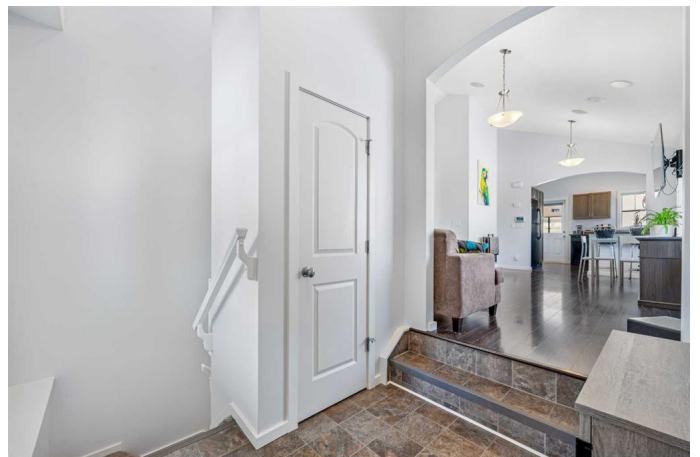
Reunion, Airdrie, Alberta

OPEN HOUSE Sunday June 1, 1 - 3 PM.

Welcome to this bright and inviting McKee-built bungalow home, perfectly situated on a corner lot in the desirable Reunion community. Very rarely will a bungalow come available in this community. Offering an open concept main floor plan that makes the home feel way more spacious than the listed sq ft. With easy potential to finish the semi developed lower level to have a 4 Bedroom & 2 bathroom home. 9'™ ceilings and 2 large windows offer great development potential. Ideal configuration with roughed-in plumbing and venting already in! A professionally landscaped front yard, low-maintenance design, and exceptional upgrades throughout, this home offers a perfect blend of style, comfort, and convenience.

Exterior Features:

Freshly painted trim for a polished curb appeal, Landscaped front yard with astro turf and mulch garden beds "no mowing required! Downspouts connect to an underground drainage system. Underground sprinkler system for front and side gardens. Vinyl fencing for privacy and durability. West Exposure Back Yard with Huge back deck with 7'™ privacy glass, natural gas BBQ and fire table hookups. Deck access from both the kitchen and primary bedroom. Freshly stained deck with under-deck storage (side access). Double driveway and 24'™ pad. Interior Highlights: Abundant natural light thanks to



corner lot location and numerous windows. Vaulted ceilings create a spacious, open feel. Top-down, bottom-up window coverings throughout! Curved archway leads into a stylish kitchen with a skylight. Kitchen features black appliances, pantry, and a central island with eating bar. 2 bar stools included. Entertainment & Tech: Sonos 7.1 surround sound system in the living room with receiver. Dual-zone sound with ceiling speakers throughout, including 2 speakers in kitchen and 2 on deck (11 speakers total). Volume control knobs in kitchen and on deck. Second fridge included. Floating storage shelf in basement included. Primary Suite: Direct access to the back deck. In-wall conduit from TV to closet for clean, hardwired media setup. 73-gallon hot water tank. This home is spotless and pride of ownership shows throughout.

Built in 2011

Essential Information

MLS® #	A2218072
Price	\$489,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	869
Acres	0.07
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1257 Reunion Road Nw
Subdivision	Reunion
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 0Z7

Amenities

Parking Spaces	2
Parking	Parking Pad, Alley Access, Rear Drive
# of Garages	2

Interior

Interior Features	Open Floorplan, Skylight(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Corner Lot, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 7th, 2025
Days on Market	30
Zoning	R1-L

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.