

# \$579,900 - 1280 Reunion Place Nw, Airdrie

MLS® #A2243401

**\$579,900**

4 Bedroom, 4.00 Bathroom, 1,578 sqft

Residential on 0.07 Acres

Reunion, Airdrie, Alberta

Welcome to a well crafted home located in Reunion, a family friendly community in northwest Airdrie known for its parks, walking trails, nearby playgrounds, and Herons Crossing School just a short walk away. A large front porch offers a great spot to enjoy your morning coffee or spend the afternoon relaxing. This home has a great vibe the moment you walk in, blending comfort and style with a layout that works well for both everyday living and entertaining. The main floor offers bright, open living areas where the kitchen flows seamlessly into the dining and living spaces and includes a fully finished salon space that has been approved by both the City and AHS. If the salon is not needed, it can easily be removed and converted into a home office, playroom, or flexible family space. Upstairs you will find generously sized bedrooms and well appointed bathrooms with clean, updated finishes. The primary bedroom features its own ensuite with a four foot shower, a separate soaker tub, and a large vanity with drawers that offers great storage and function. The upper floor also includes a super convenient laundry room that makes day to day living easier and more efficient. The fully finished basement adds even more functional living space with an extra bedroom and bathroom that make it ideal for older kids, guests, or extended family. Outside, the backyard is thoughtfully designed with low maintenance landscaping, a dedicated play zone for kids, and a stone patio that is perfect



for relaxing or entertaining. An elevated deck off the main floor creates another gathering spot with room for a grill and full patio set. The double garage is insulated and heated, keeping things comfortable all year round. Reunion offers access to excellent schools including Herons Crossing School which serves Kindergarten through Grade 9 and is just a five minute walk from the home, along with W H Croxford High School and nearby Catholic and private school options. With convenient access to parks, green spaces, and amenities, this is a move in ready family home with flexibility, charm, and room to grow.

Built in 2013

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2243401    |
| Price          | \$579,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,578       |
| Acres          | 0.07        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 1280 Reunion Place Nw |
| Subdivision | Reunion               |
| City        | Airdrie               |
| County      | Airdrie               |
| Province    | Alberta               |
| Postal Code | T4B 0Z5               |

### **Amenities**

|                |                                                                                           |
|----------------|-------------------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                                         |
| Parking        | Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, Paved |
| # of Garages   | 2                                                                                         |

## Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, No Smoking Home, Pantry, Soaking Tub, Vinyl Windows   |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                                                             |
| Cooling           | Central Air                                                                                                            |
| Fireplace         | Yes                                                                                                                    |
| # of Fireplaces   | 1                                                                                                                      |
| Fireplaces        | Gas                                                                                                                    |
| Has Basement      | Yes                                                                                                                    |
| Basement          | Finished, Full                                                                                                         |

## Exterior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Exterior Features | Other                                                                               |
| Lot Description   | Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Paved, Street Lighting |
| Roof              | Asphalt Shingle                                                                     |
| Construction      | Vinyl Siding, Wood Frame, Manufactured Floor Joist                                  |
| Foundation        | Poured Concrete                                                                     |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 12              |
| Zoning         | R1-L            |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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