# \$594,900 - 1260 Reunion Place Nw, Airdrie

MLS® #A2226716

#### \$594,900

3 Bedroom, 3.00 Bathroom, 1,363 sqft Residential on 0.09 Acres

Reunion, Airdrie, Alberta

\*\*\*OPEN HOUSE JUNE 14 FROM 2PM TO 4PM\*\*\* Beautiful Family Home in Reunion, Airdrie â€" Spacious, Bright, and Perfect for Entertaining

Welcome to this stunning 3-bedroom, 2.5-bathroom home located in the highly sought-after community of Reunion in Airdrie. Situated on a generous corner lot, this beautifully upgraded property offers an exceptional blend of comfort, style, and functionality for today's modern family.

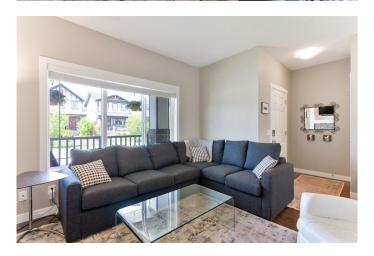
Built by Sabalâ€"now Hopewell, a Certified Master Builderâ€"this home is based on the popular Skagan model and features 9-foot ceilings throughout the main floor, upgraded railings, a cozy fireplace, and additional pot lights that enhance the warm, inviting ambiance.

The kitchen is both elegant and practical, showcasing 42― cabinets, a central island perfect for meal prep and entertaining, and a convenient outdoor gas line for BBQ enthusiasts. Tech-savvy homeowners will appreciate the 3 cable and 6 CAT5E outlets, ensuring seamless connectivity throughout the home.

Upstairs, the large primary bedroom serves as a true retreat with a walk-in closet and a luxurious 4-piece en suite that includes a soaker tub and separate shower. Two







additional bedrooms and a full bath complete the upper level.

The professionally developed basement adds exceptional value, featuring a spacious family entertainment area ideal for movie nights, games, or gatherings. A thoughtfully integrated Murphy bed transforms this space into a comfortable guest suite, making it perfect for visitors. Plumbing is roughed in for a future 3-piece bathroom, offering even more potential.

Outdoor living is just as impressive, with an oversized front porch, a 20' x 14' back deck built for entertaining, and a large backyard that benefits from the corner lot's extra space and abundant southeast sunlight. RV parking beside the garage adds even more versatility.

Located in the family-friendly and established neighborhood of Reunion, this home is just minutes from schools, parks, walking paths, and all the amenities Airdrie has to offer.

Don't miss this incredible opportunity to own a fully finished home with high-end features, smart upgrades, and room to growâ€"perfectly designed for modern family living.

Built in 2013

#### **Essential Information**

MLS® # A2226716

Price \$594,900

Bedrooms 3

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,363

Acres 0.09 Year Built 2013

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

### **Community Information**

Address 1260 Reunion Place Nw

Subdivision Reunion
City Airdrie
County Airdrie
Province Alberta
Postal Code T4B 0M4

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached, Garage Faces Rear

# of Garages 2

#### Interior

Interior Features Kitchen Island, Recessed Lighting, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer

Heating Fireplace(s), Forced Air

Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 3rd, 2025

Days on Market 13

Zoning R1-L

## **Listing Details**

Listing Office CIR Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.