

\$584,900 - 18 Reunion Heights Nw, Airdrie

MLS® #A2230979

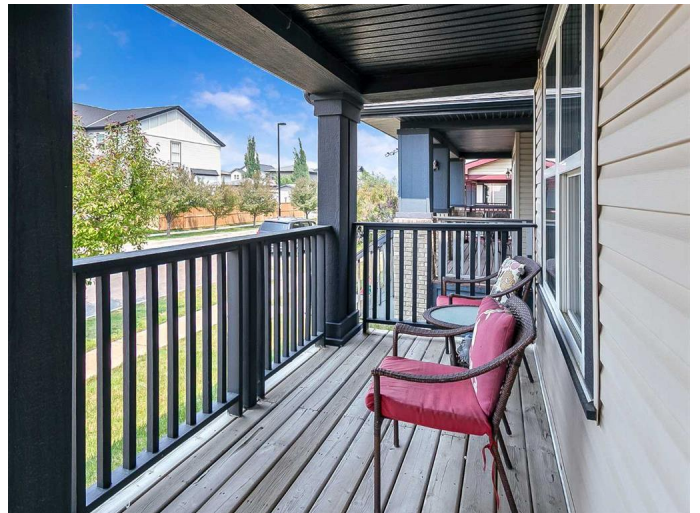
\$584,900

3 Bedroom, 3.00 Bathroom, 1,658 sqft

Residential on 0.08 Acres

Reunion, Airdrie, Alberta

Well maintained home that stands out w/an exceptional layout and generous proportions. This 3 bed, 2.5 bath residence offers an opportunity for discerning buyers seeking both value & quality. The moment you step inside, you'll appreciate how thoughtfully this home has been designed. Layout prioritizing functionality w/out sacrificing style & allocating space where it matters most for today's lifestyle. The heart of this home is its chef-inspired kitchen, which boasts elegant granite countertops crowning a island—perfect for casual dining or gathering w/friends. Abundant cabinetry provides exceptional storage, while the large pantry ensures you'll never lack space for groceries and kitch essentials. This culinary haven opens seamlessly to the dining & living areas, creating an ideal environment for entertaining. Everyday life becomes more manageable with practical feats like the dedicated mudroom—a proper space to shed outdoor gear & organize backpacks & shoes. The upper-floor laundry room deserves special mention, not merely a closet with appliances but a genuine functional room complete w/ space for folding, hanging & its own storage closet. The front of the home hosts a spacious office that could accommodate multiple workstations. This versatile room offers a serene view of the front veranda and street, making it an ideal spot for productivity. Its generous dimensions allow for creative repurposing—perhaps as a sitting room, music room, homework zone, or



whatever suits your unique needs. Upstairs, 3 spacious bedrooms provide comfortable retreats. The primary stands out with impressive dimensions, walk-in closet, and private 4-piece bathroom featuring a tub well suited to any bath enthusiast. Storage solutions abound, from closets to linen cabinets, ensuring there's a place for everything. The home comes equipped with air conditioning, providing cool comfort during summer days. Step outside to discover a sunlit yard, a blank canvas for gardening enthusiasts. The large deck creates the perfect stage for gatherings, complete w/a gas line for your bbq. The front of the home features a charming, private veranda, a spot to enjoy morning coffee while watching the neighborhood come to life & adding character and curb appeal. Unfinished basement awaits your personal touch, w/rough-ins already in place for an add bed, bath & rec area, allowing the home to evolve with your changing needs. Oversized garage, easily accommodates 2 large vehicles plus storage. Perfect for automotive enthusiasts & those who appreciate extra workspace. Located on a peaceful cul-de-sac w/ abundant parking, enjoy quiet residential living while remaining just steps from community amenities short stroll to Herons Crossing School and Reunion park, children can safely play outdoors. Whether you're a growing family, right-sizers looking for thoughtful design, or seeking a home to accommodate evolving needs for years to come this exceptional property offers space, location & quality to exceed expectations.

Built in 2008

Essential Information

MLS® #	A2230979
Price	\$584,900

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,658
Acres	0.08
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	18 Reunion Heights Nw
Subdivision	Reunion
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B0J5

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Oversized, Paved
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Cul-De-Sac, Landscaped, Low Maintenance Landscape, See Remarks, Paved
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2025
Days on Market	3
Zoning	R1-L

Listing Details

Listing Office	eXp 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.