

\$559,500 - 48 Reunion Loop Nw, Airdrie

MLS® #A2216332

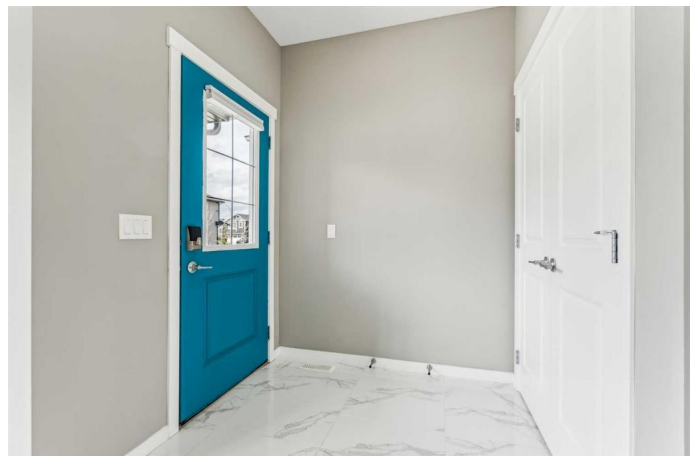
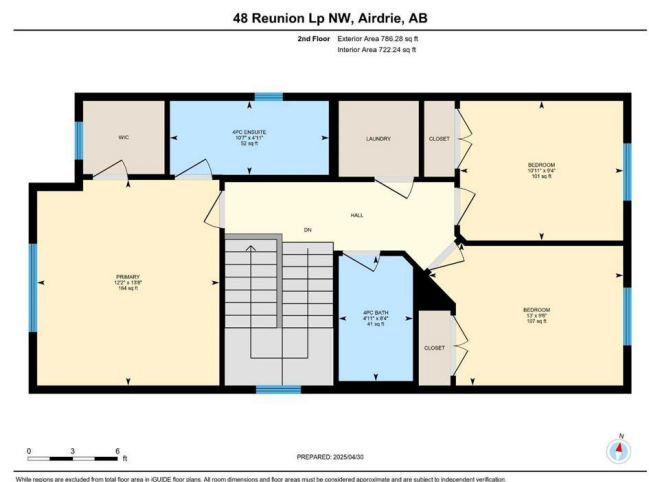
\$559,500

3 Bedroom, 3.00 Bathroom, 1,583 sqft
Residential on 0.07 Acres

Reunion, Airdrie, Alberta

Discover 48 Reunion Loop NW: A modern, beautifully appointed 2-storey home with double garage and private backyard. Here are 5 things we love about this home (and we're sure you will too): 1. A

CONTEMPORARY YET COMFORTABLE FLOOR PLAN: With 1583 SqFt of refined and contemporary living space, 3 bedrooms, 2.5 bathrooms, a front living room and main floor great room—this is a full-size home! A lovely front living (which could easily double as an office or kids playroom) is accented by an oversize picture window while the great-room concept in the rear of the home offers practicality, comfort and easily accommodate your furnishings with access to the private backyard offering a large composite deck and lower stamped concrete patio. The modern kitchen is truly the heart of this home and built for entertaining while a powder room provides privacy for guests. Upstairs find three well-proportioned bedrooms, the primary is nicely appointed with a walk-in closet and 4-piece ensuite equipped with dual sinks and glass shower. Two other good size bedrooms share a 4-piece bathroom while upstairs laundry adds another touch of convenience. The unfinished basement offers 700+ SqFt of potential living space depending on your needs/lifestyle, with bathroom rough-in. 2. **FAMILY FRIENDLY NEIGHBOURHOOD:** Reunion is a newer, family friendly community in Northwest Airdrie. Residents enjoy numerous parks, playgrounds and walking



paths throughout the community-including a playground across the street and down the short path from 48 Reunion Loop. Youâ€™re walking distance to Herons Crossing School (K-8) with many close-by shops, services and restaurants along Veterans Boulevard. Commuting to Calgary, the Airport of the Mountains is a breeze with easy access to Deerfoot Trail and Highway 567. 3. A KITCHEN YOU WILL LOVE: Beautifully appointed with a stainless-steel appliance package, quartz counters, breakfast bar full height cabinets and corner pantry. Whether youâ€™re cooking a feast or simply warming up leftovers you will feel right at home here! 4. ALL THE EXTRAS: From 9â€™ ceilings to brand new flooring on the main floor, power blinds (living room, front room, primary bedroom and stairs), upstairs laundry, a full-size garage, composite deck and private stamped concrete backyard this home is loaded and will not disappoint! 5. MOVE-IN READY: This home has been well-loved and wonderfully maintained/upgraded and is waiting for its next family. If youâ€™re in the market for a modern home with room to live and grow, 48 Reunion Loop should be at the top of your list!

Built in 2018

Essential Information

MLS® #	A2216332
Price	\$559,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,583
Acres	0.07
Year Built	2018

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	48 Reunion Loop Nw
Subdivision	Reunion
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 4J6

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Landscaped, Level, Low Maintenance Landscape, Rectangular Lot, Street Lighting
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 1st, 2025
Days on Market	1
Zoning	R1-L

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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