

# \$709,900 - 164 Reunion Grove Nw, Airdrie

MLS® #A2243503

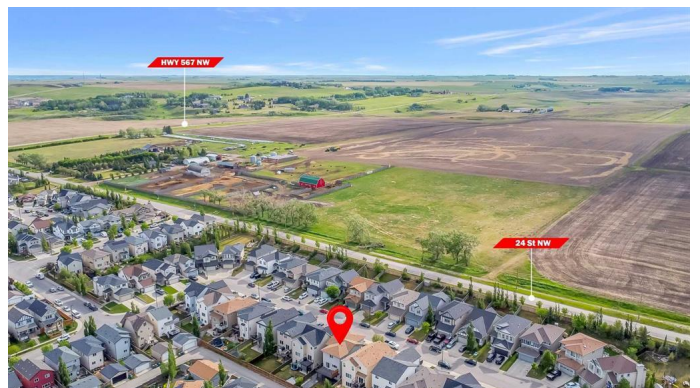
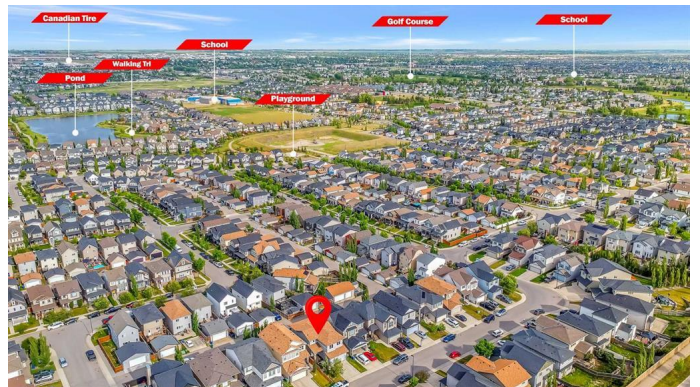
**\$709,900**

4 Bedroom, 4.00 Bathroom, 2,138 sqft

Residential on 0.09 Acres

Reunion, Airdrie, Alberta

Welcome to this stunning family home nestled in one of Airdrie's most sought-after neighborhoods Reunion—close to schools, parks, shopping centers, and all essential amenities. WALKOUT LOT, FINISHED BASEMENT(ILLEGAL SUITE) BRAND NEW ROOF. This spacious two-story gem offers over 2,100 sq ft of thoughtfully designed living space, featuring a front-attached garage, open-concept layout, and tall ceilings that create an airy, inviting atmosphere. The main floor boasts a generous living area with a cozy gas fireplace, perfect for relaxing or entertaining guests. The chef-inspired kitchen includes elegant countertops, an island with seating, ample storage, and a bright dining area overlooking the backyard. Hardwood floors add a touch of timeless charm throughout the main level. Upstairs, you'll find a spacious bonus room, two well-sized bedrooms, a full bathroom, and a luxurious primary suite complete with a 5-piece ensuite and a huge walk-in closet—a true retreat for homeowners. The fully finished walk-out basement offers an illegal suite with a separate entrance at the rear, featuring one bedroom, one bathroom, and a kitchen—ideal for extended family or potential rental income. Enjoy summer days in the expansive backyard with access to a deck off the second level, perfect for outdoor relaxation. This is a rare opportunity to own a versatile and beautifully maintained home on a walk-out lot in this desirable community. Don't miss your



chance to call this property home!

Built in 2011

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2243503    |
| Price          | \$709,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,138       |
| Acres          | 0.09        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 164 Reunion Grove Nw |
| Subdivision | Reunion              |
| City        | Airdrie              |
| County      | Airdrie              |
| Province    | Alberta              |
| Postal Code | T4B 0Z3              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters                     |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                             |
| Cooling           | None                                                                                |
| Fireplace         | Yes                                                                                 |

|                 |                |
|-----------------|----------------|
| # of Fireplaces | 1              |
| Fireplaces      | Electric       |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

## Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Entrance                            |
| Lot Description   | Back Yard, Landscaped, Other                              |
| Roof              | Asphalt Shingle                                           |
| Construction      | Concrete, Stone, Vinyl Siding, Wood Frame, Shingle Siding |
| Foundation        | Poured Concrete                                           |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 20              |
| Zoning         | R1              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp 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.