

# \$689,900 - 2136 Reunion Boulevard Nw, Airdrie

MLS® #A2252670

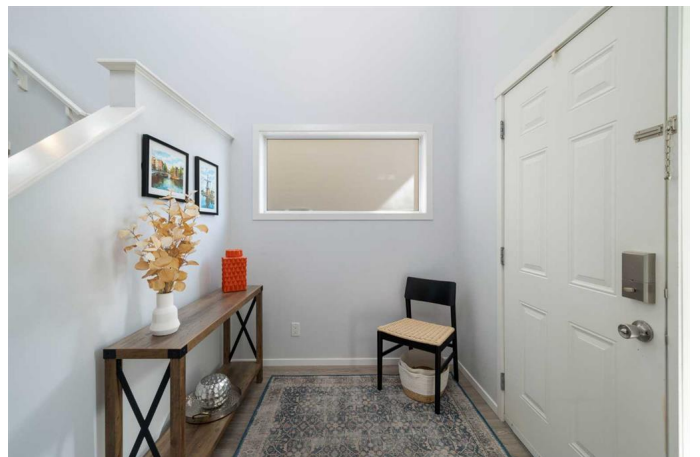
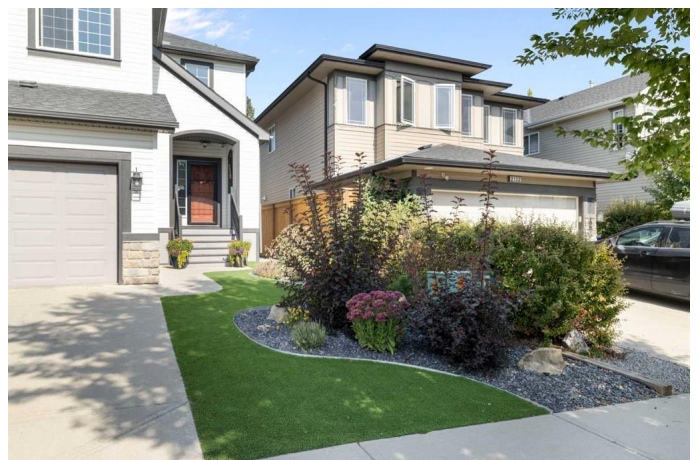
**\$689,900**

4 Bedroom, 4.00 Bathroom, 2,236 sqft

Residential on 0.10 Acres

Reunion, Airdrie, Alberta

Welcoming and Well-Appointed family home, close to School, Parks, & Pathways. Step inside to a bright foyer with vinyl plank flooring, setting the tone for a home that balances comfort and function. The main floor offers a versatile office with a barn door, a stylish 2-piece bath with pocket door. Spacious great room features a gas fireplace with surround and mantle. The kitchen is designed for both cooking and gathering, with vinyl plank floors, granite counters, stainless steel appliances (including fridge with bottom freezer, electric stove, hood fan, and dishwasher), and a walk-through pantry that connects to the garage, laundry area with cabinets above the washer/dryer, and additional hallway storage. The adjoining breakfast nook boasts a large window overlooking the yard and opens through double doors onto the deck. The bonus room faces south, filled with natural light and is finished with vinyl plank flooring & ceiling fan. The primary suite includes carpet, ceiling fan, two walk-in closets, and a luxurious 5-piece ensuite with double vanity, soaker tub, and shower. Two additional bedrooms (both carpeted) share a 4-piece main bath with quartz counters and vinyl plank flooring. The lower level is fully developed (with permits) with a cozy family room (pot lighting, smooth ceiling, carpet), an additional bedroom, a full bathroom with shower and ceiling-high surround, plus a hobby area with built-in wall cabinets. Outdoors, the backyard is designed for easy enjoyment with artificial grass, a



privacy-fenced deck, built-in BBQ with electrical hookup, water barrel, standalone planter, shed, and mature trees. Double Attached garage. The front of the home showcases a charming wood porch. Enjoy the the perfect location in this easy maintenance lifestyle in this move-in-ready home.

Built in 2007

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2252670    |
| Price          | \$689,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,236       |
| Acres          | 0.10        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 2136 Reunion Boulevard Nw |
| Community   | Reunion                   |
| City        | Airdrie                   |
| County      | Airdrie                   |
| Province    | Alberta                   |
| Postal Code | T4B 0J2                   |

**Amenities**

|                |                                                                                                          |
|----------------|----------------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                        |
| Parking        | Double Garage Attached, Driveway, Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces Front |
| # of Garages   | 2                                                                                                        |

**Interior**

|                   |                                                                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings                                                                 |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                          |
| Cooling           | Central Air                                                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                                              |
| # of Fireplaces   | 1                                                                                                                                                                                                |
| Fireplaces        | Gas, Gas Starter, Glass Doors, Great Room, Mantle                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                                              |
| Basement          | Finished, Full                                                                                                                                                                                   |

## Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard, Built-in Barbecue, Rain Barrel/Cistern(s)        |
| Lot Description   | Back Lane, Back Yard, Garden, Landscaped, Lawn, Level, Treed, City Lot |
| Roof              | Asphalt Shingle                                                        |
| Construction      | Vinyl Siding                                                           |
| Foundation        | Poured Concrete                                                        |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 36                   |
| Zoning         | R1                   |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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