# \$709,900 - 264 Reunion Loop Nw, Airdrie

MLS® #A2228733

### \$709,900

4 Bedroom, 4.00 Bathroom, 1,925 sqft Residential on 0.10 Acres

Reunion, Airdrie, Alberta

A Perfect Blend of Elegance, Space, and Versatility

Step into this beautifully appointed home located in the vibrant and family-oriented community of Reunion. Offering 4 bedrooms, 3.5 bathrooms, a fully developed finished basement with a private side entrance, and a spacious backyard, this residence combines thoughtful design with everyday functionality.

From the moment you arrive, the home impresses with its inviting curb appeal and timeless exterior. Inside, you'II find a bright, open-concept main floor featuring large windows that fill the home with natural light, complemented by warm-toned flooring and contemporary finishes throughout.

At the heart of the home is a modern, chef-inspired kitchen, equipped with premium stainless steel appliances, quartz countertops, extended cabinetry for added storage, and a large central islandâ€"perfect for meal prep, casual dining, or entertaining guests. The adjacent dining and living areas create a welcoming space for family gatherings and special occasions.

Upstairs, retreat to the spacious primary suite, complete with a walk-in closet and a luxurious 5-piece ensuite featuring dual sinks, a deep soaker tub, and a separate glass-enclosed shower. Two additional bedrooms, a full







bathroom, and a conveniently located laundry area complete the upper level.

The fully finished basement includes a self-contained living space with a separate side entrance, ideal for extended family, guests, or potential rental income. This level includes a large bedroom, full bathroom, living area, and a functional kitchenette.

Outside, enjoy the large, private backyardâ€"an ideal space for children to play, summer barbecues, or peaceful evenings under the open sky.

Located on a quiet street in Reunion, this home offers close proximity to parks, playgrounds, walking paths, schools, and all essential amenities.

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### **Key Features:**

• 4 Bedrooms | 3.5 Bathrooms • 5-Piece Ensuite in Primary Bedroom • Fully Finished Basement with Side Entrance • Chef-Inspired Kitchen with Quartz Counters, Extended Cabinetry & Island • Upper-Level Laundry • Expansive Backyard • Family-Friendly Location in Reunion, Airdrie

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Don't miss this incredible opportunity to own a spacious, upgraded home with income potential in one of Airdrie's most desirable neighbourhoods.

Built in 2021

#### **Essential Information**

MLS® # A2228733 Price \$709,900

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,925
Acres 0.10
Year Built 2021

Type Residential
Sub-Type Detached
Style 2 Storey

Status Active

## **Community Information**

Address 264 Reunion Loop Nw

Subdivision Reunion
City Airdrie
County Airdrie
Province Alberta
Postal Code T4B4J5

### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features No Animal Home, No Smoking Home, Quartz Counters, Separate

**Entrance** 

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer, Window Coverings

Heating Forced Air

Cooling Other
Fireplace Yes
# of Fireplaces 1
Fireplaces Gas

Has Basement Yes

Basement Exterior Entry, Finished, Full

#### **Exterior**

Exterior Features BBQ gas line

Lot Description Back Yard, Pie Shaped Lot

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 7th, 2025

Days on Market 7

Zoning R1

## **Listing Details**

Listing Office Real Broker

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