

# \$589,000 - 2356 Reunion Rise Nw, Airdrie

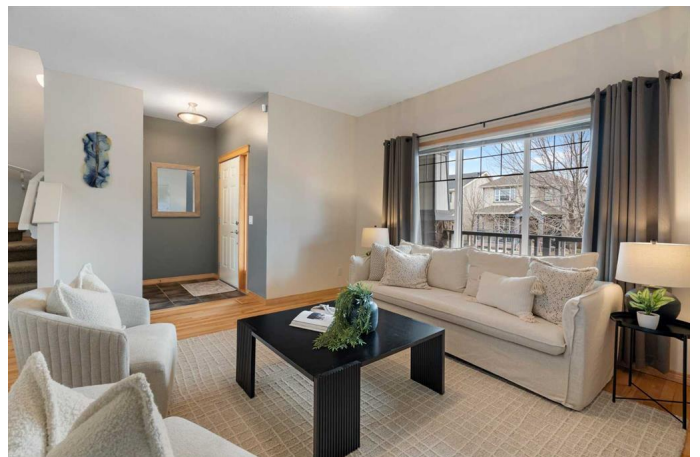
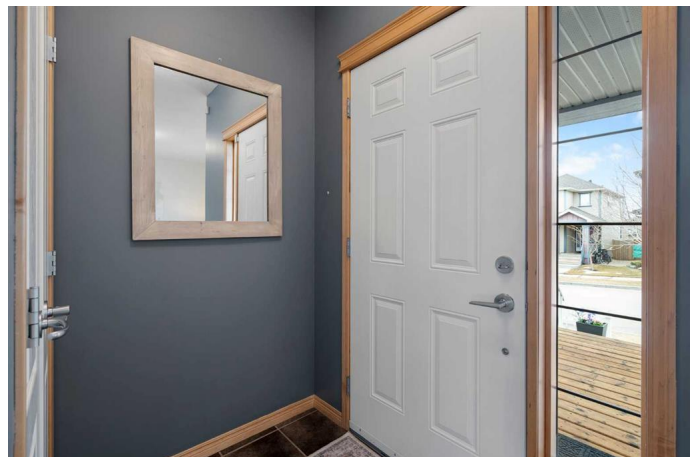
MLS® #A2210143

**\$589,000**

3 Bedroom, 4.00 Bathroom, 1,511 sqft  
Residential on 0.08 Acres

Reunion, Airdrie, Alberta

Hello, Gorgeous! Welcome to 2356 Reunion Rise, a beautifully maintained 3-bedroom, 3.5-bathroom home offering 1,511 sq. ft. above grade plus a fully developed 699 sq. ft. basement in the sought-after community of Reunion in Airdrie. Thoughtfully upgraded and meticulously cared for, this home blends charm, comfort, and functionality—perfect for families or anyone looking for move-in ready living. Step inside to discover 9-foot ceilings on both the main level and in the finished basement, birch-engineered hardwood flooring, and a stylish kitchen featuring maple cabinetry stained in “Early American,” a granite double sink, beautiful countertops with angled cuts, and newer appliances including a range (2019), fridge (2023), and over-the-range microwave (2025). Tile flooring in high-traffic areas adds durability and ease of maintenance, while the dining area opens to a beautifully maintained rear deck with pressure-treated wood (re-stained in 2024), a gas line, and a BBQ shelter—ideal for enjoying the outdoors. Upstairs, you’ll find three comfortable bedrooms, convenient upper-level laundry, and spacious bathrooms with comfort-height toilets. The fully developed basement offers a flexible layout with a mix of drywall and ceiling tile finishes—ideal for a cozy family room, home office, or playroom. Additional updates include a tankless water heater (2023) and a new furnace (2024) with a transferable 12-year warranty. The detached garage is insulated and finished with OSB



walls, and includes more than 12 outlets and built-in shelvingâ€”perfect for storage or a hobby space. The backyard is fully fenced and features a sump system (never used), showcasing dry and reliable drainage. Additional highlights include R60 insulation, new skirting on the front veranda, a cold water line to the fridge, new carpet in select areas, and updated window coverings. Located close to schools, parks, and walking paths, this home offers the perfect blend of comfort, efficiency, and community living. Donâ€™t miss your chance to own this beautifully updated home in Reunionâ€”book your private showing today!

Built in 2008

### Essential Information

MLS® #	A2210143
Price	\$589,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,511
Acres	0.08
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	2356 Reunion Rise Nw
Subdivision	Reunion
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 0M5

## Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Faces Rear
# of Garages	2

## Interior

Interior Features	Bar, Kitchen Island, Laminate Counters, Pantry, Walk-In Closet(s), Low Flow Plumbing Fixtures
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 9th, 2025
Days on Market	9
Zoning	R1-L

## Listing Details

Listing Office	Royal LePage Benchmark
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