

# \$775,000 - 51 Reunion Green Nw, Airdrie

MLS® #A2239383

**\$775,000**

3 Bedroom, 3.00 Bathroom, 2,247 sqft

Residential on 0.09 Acres

Williamstown, Airdrie, Alberta

Rare Walk-Out Gem with Unmatched  
West-Facing Views in Williamstown

This is the one youâ€™ve been waiting for. A beautifully maintained, original-owner home perched on a prized walk-out lot overlooking the pond and rolling hills beyond. With no-maintenance landscaping out front and a quiet green space on the side, this home makes a striking first impressionâ€”and it only gets better from there.

Step inside to cathedral ceilings and a bright, open main floor bathed in natural light from oversized west-facing windows. The living room features a cozy fireplace with a custom mantle, while the chefâ€™s kitchen is both functional and elegantâ€”with dark upgraded cabinetry, granite countertops, stainless steel appliances, under-cabinet lighting, and an expansive island. A corner pantry adds to the thoughtful layout. The dining area opens to a full-width upper deck with glass railing and gas hookup, perfect for sunset dinners or quiet morning coffee.

Upstairs, youâ€™ll find a vaulted bonus room, two generous bedrooms, and a spacious primary suite with pond views, dual vanities, a jetted tub with heater, tiled shower, and heated floor.

This home is packed with upgrades: 9â€™ ceilings on the main and upper floors,



51 Reunion Green – Upgrades

as of July 2025

Original owner , well maintained , non smoker , no pets , appliances and carpet like new , energy efficient lighting.

#### Interior

Hardwood on main floor , carpet on upper level.  
Upgraded kitchen cabinets , fireplace and hand rails.  
Granite counter tops throughout.  
Ceiling fans ( upper level ).  
Ceiling audio system speakers ( upper level and main ).  
9' ceilings ( upper and main ) , master and bonus rooms have vaulted ceilings.  
Bracing added to wood framing for wall mount TV option ( great & bonus rooms ).  
In wall conduits for audio / video cabling with great room to den access.  
Wired Cat 5 & 6 for phone , internet , security video , alarm system ,  
coax cables for TV and wired for surround sound audio system speakers.  
Easy access to high speed internet fiber optic line.  
Black out blinds and curtains for bedrooms.  
Ensuite with heated floor and large jetted tub ( with heater ).  
2 zone heating system ( upper & main , basement ).  
Humidifier upgraded ( from drum to filter system ).  
Air conditioner added.  
Main level floor upgraded ( extra floor joists added ).  
Basement rough in for washer and dryer ( electric or gas ).  
Basement rough in for kitchenette and bathroom.  
Basement - upgraded support wall.

#### Exterior

Extra electrical plugins and lighting added.  
Gas line for BBQ ( walk out and upper deck )  
Deck extended ( full width of house )  
Electric power to backyard fence.  
Upgraded gutter and down pipe ( house and deck ).  
Walk out exterior wall properly sealed , stone base added ,  
then remainder finished in hardy board.  
Landscaping completed with stone walls , decorative steel fencing ,  
natural and precast stone patio and walk ways.  
Insulation added underneath stone , back patio support posts  
redesigned along with proper drainage to prevent frost heaving.  
Sump pump and back of house drainage improved.  
Driveway and sidewalk foundation support improved  
( using high load bearing foam )

#### Garage

Finished and painted , foundation walls insulated.  
Improved overhead door opener ( wall mount system ).  
Extra lighting and electrical plugins , separate circuit for freezer.  
Larger garage ( more square footage ).  
Small entrance door added.  
Heated garage ( gas heater ).

hardwood throughout the main, blackout blinds, in-ceiling speakers, ceiling fans, Cat5/6 wiring, braced walls for TVs, and pre-wired surround sound. Youâ€™ll appreciate the energy-efficient lighting, 2-zone heating, air conditioning, and enhanced humidifier system.

The unfinished walk-out basementâ€™with 9â€™ ceilings, upgraded support wall, and rough-ins for a bathroom, kitchenette, and laundryâ€™offers endless potential for your dream space.

Outside, professional landscaping features stone walls, steel fencing, and beautifully laid walkways and patios. Dual gas lines for BBQs (upper and walk-out), upgraded drainage and sump system, and extended deck with hardy board finish complete the package.

The oversized garage is insulated, heated, and fully finished, with extra lighting, plugins, wall-mount opener, Separate Entrance, and a separate freezer circuit.

Tucked near a school, environmental reserve, and scenic walking paths, this home is perfect for families who want it allâ€™space, comfort, craftsmanship, and a connection to nature. The kids can skate on the pond in winter and roam the trails year-round.

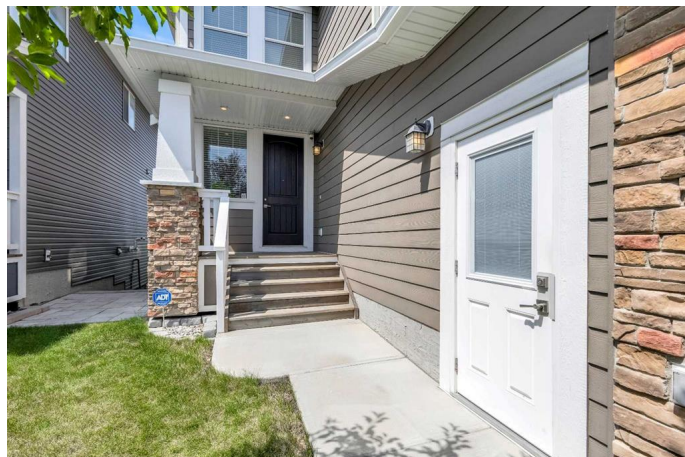
Donâ€™t miss this rare opportunity to live in one of Williamstownâ€™s best homes.

Built in 2013

**Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | A2239383  |
| Price     | \$775,000 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |

|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,247       |
| Acres          | 0.09        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |



## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 51 Reunion Green Nw |
| Subdivision | Williamstown        |
| City        | Airdrie             |
| County      | Airdrie             |
| Province    | Alberta             |
| Postal Code | T4B 3R1             |

## Amenities

|                |                                                                                                                                                 |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | None                                                                                                                                            |
| Parking Spaces | 4                                                                                                                                               |
| Parking        | Concrete Driveway, Double Garage Attached, Garage Faces Front, Heated Garage, Off Street, Parking Pad, Garage Door Opener, Insulated, Oversized |
| # of Garages   | 2                                                                                                                                               |

## Interior

|                   |                                                                                                                                                                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Bathroom Rough-in, Central Vacuum, Vaulted Ceiling(s), Wired for Data, Wired for Sound |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Washer, Window Coverings, Humidifier, Stove(s)                                                                                                                                      |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                                                                        |
| Cooling           | Central Air                                                                                                                                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                                                                                                                            |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                                              |
| Fireplaces        | Gas, Mantle, Brick Facing                                                                                                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                                                                                                            |

|          |                            |
|----------|----------------------------|
| Basement | Full, Walk-Out, Unfinished |
|----------|----------------------------|

## Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Garden, Private Yard |
|-------------------|---------------------------------------------|

|                 |                                                                                                                                                                                                     |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Lot Description | Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Landscaped, Lawn, Rectangular Lot, City Lot, Cleared, Creek/River/Stream/Pond, Level, No Neighbours Behind, Street Lighting |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|      |                 |
|------|-----------------|
| Roof | Asphalt Shingle |
|------|-----------------|

|              |                                                  |
|--------------|--------------------------------------------------|
| Construction | Brick, Wood Frame, Composite Siding, See Remarks |
|--------------|--------------------------------------------------|

|            |                 |
|------------|-----------------|
| Foundation | Poured Concrete |
|------------|-----------------|

## Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 15th, 2025 |
|-------------|-----------------|

|                |    |
|----------------|----|
| Days on Market | 41 |
|----------------|----|

|        |    |
|--------|----|
| Zoning | R1 |
|--------|----|

|          |    |
|----------|----|
| HOA Fees | 50 |
|----------|----|

|                |     |
|----------------|-----|
| HOA Fees Freq. | ANN |
|----------------|-----|

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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.