



**GRASSROOTS**  
REALTY GROUP

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**149 RAVENSTERN Crescent SE**  
**Airdrie, Alberta**

**MLS # A2228075**



**\$549,000**

<b>Division:</b>	Ravenswood		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,489 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Alley Access, Oversized, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Low Maintenance Landscape, Rectangular		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R2-T
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum		

**Inclusions:** WALL CLOCK, TV MOUNT, WHITE TV REMOTE STAND, CURTAINS, LOTUS WALL FIXTURES, KITCHEN STICKERS, JET SPRAY IN ALL TOILET, MAIN FLOOR CEILING REMOTE FAN

CORNER WIDE LOT WITH RV PARKING ACCESIBLE. Luxury without the price tag! Perfectly located in the desirable community of Ravens Wood, this semi-detached home has much to offer and shows like new. A large front porch makes a statement with room for seating to enjoy the morning sun and to welcome guests. The open concept main floor is full of natural light that highlights all the features of the home, including the stylish white kitchen with ample cabinet and large counter space to allow for seating. The living room and dining room are a nice size and complement each other with function for day to day living and weekend entertaining. Take the beautiful glass staircase to the upper level. Hosting 3 bedrooms including the primary bedroom with upgraded ensuite, featuring a large stand up shower and double sink vanity, and complete with a large size walk-in closet. The laundry is perfectly located on the second level, allowing for ease of use. Bedrooms 2 and 3 are a good size with bright windows and good closet space. The backyard is where it's at and a huge feature to the property, equip with a paved parking pad and 50/20 AMP service to plug in the RV, located on a corner lot with paved back lane. This is a very large lot allowing for ample parking and leaving a great space to develop a yard of your dreams. The deck is right off the kitchen bringing the indoors out to enjoy the sunny west backyard. The basement is an ideal layout for development when you're ready for more space. A truly beautiful home inside and out. Close to all amenities, schools and pathways.