



GRASSROOTS
REALTY GROUP

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89 Ravenskirk Close SE
Airdrie, Alberta

MLS # A2239538



\$769,000

Division:	Ravenswood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,349 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Level, Low Maintenance Land		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance		

Inclusions: Basement Appliances - Gas Stove, Refrigerator, Dishwasher, Washer & Dryer

Introducing this extraordinary McKee built 2 + 2 walkout bungalow that epitomizes the perfect home. Nestled in the highly sought-after Ravenswood community, this residence boasts an enviable location, with lush green space behind and a delightful park beside the lot, creating an ambiance of boundless openness. Upon entering, you will be greeted by an open floor plan that seamlessly blends elegance and functionality. Spanning almost 1350 square feet on the main level alone, this home provides ample space for comfortable living. The newly developed legal basement suite adds an exceptional dimension to this property, featuring two spacious bedrooms and two full bathrooms. This fully self-contained suite offers privacy and comfort, ideal for extended family, guests, or rental income potential. The suite's design complements the main home perfectly, with impressive 9-foot ceilings and approximately 1,000 additional square feet of living space, including a welcoming family room. The extensive list of upgrades within this home is simply astounding. From the moment you step inside, you will notice the conveniences and luxuries thoughtfully integrated throughout. Revel in the cool comfort of central air conditioning and the entertainment possibilities afforded by TV outlets. Imagine the joy of effortlessly illuminating your coat closet with a switch dedicated to a Christmas lights plug-in. Furthermore, the office boasts TV/internet access, ensuring seamless connectivity for all your work and entertainment needs. Gemstone lighting graces the east, south, and west sides, offering an astonishing selection of over 1700 colors to create the perfect ambiance for any occasion. Step outside onto the covered upper deck, where you can bask in the serenity of your surroundings. Equipped with roll-down shades and a convenient gas line for your barbecue or heater, this

outdoor haven is the epitome of comfort and relaxation. Moreover, the three-foot extension added to the garage provides ample space for all your storage needs. As you explore the exterior, you'll discover the convenience of artificial turf that spans the entire yard, ensuring a lush, low-maintenance landscape. A delightful surprise awaits in the rear yard—a professionally designed putting green, perfect for honing your golfing skills. The west-facing backyard is a gardener's dream, with raised flower beds and flourishing cherry and apple trees, inviting you to cultivate your slice of paradise. Meticulously cared for, this remarkable home showcases an unparalleled level of quality and craftsmanship. Impeccable condition is an understatement, as every aspect of this residence exudes a sense of pride in ownership. Its extraordinary features and desirable location make it an opportunity that should not be missed. Act swiftly, for a home of this caliber will not remain on the market for long. Schedule your appointment today and seize the chance to experience a lifestyle that surpasses all expectations.