



**GRASSROOTS**  
REALTY GROUP

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**2148 Ravensdun Crescent SE  
Airdrie, Alberta**

**MLS # A2240957**



**\$749,900**

<b>Division:</b>	Ravenswood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,116 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Level, Rectangular Lot		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** n/a

Your dream home awaits in this stunning 3-bedroom, 2-storey located in the desirable community Ravenswood. From the moment you step into the spacious front foyer, you'll notice the quality of this Broadview-built home. Constructed in 2018 and meticulously maintained, it still shows like new, truly a 10/10! Wide plank engineered hardwood guide you through the open concept main level, where you will discover the heart of the home; a beautiful kitchen, designed for both everyday living and entertaining. Featuring an island with seating for 5, quartz counter tops, rich dark maple cabinetry, and classic white subway tile backsplash. Equipped with a five-burner gas range, stainless steel KitchenAid appliances, a built-in microwave, and a convenient walkthrough pantry. The main floor boasts 9-foot ceilings and a stunning vaulted living room filled with natural light, thanks to the large windows that frame the cozy gas fireplace. Sliding glass doors open to the back deck, ideal for indoor/outdoor entertaining, complete with a fully fenced yard and thoughtful landscaping. The mudroom/laundry room connects the main floor to the oversized 24x24 double attached garage and this floor wouldn't be complete without a 2-piece powder room. Upstairs, you will find a spacious bonus room, 3 generously sized bedrooms, including a serene primary suite with a walk-in closet and luxurious 5-piece ensuite. A 4-piece bath also serves the additional bedrooms on this floor. The stairs to the basement are already finished, and the remainder is ready for your creative vision. This home has it all with room to grow! Ravenswood offers excellent walkability, convenient access to shopping and amenities, and easy access to highway 2, just a short 20-minute drive to Calgary. This home is ready to welcome you!

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