



GRASSROOTS
REALTY GROUP

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**1307, 2400 Ravenswood View SE
Airdrie, Alberta**

MLS # A2241773



\$400,000

Division:	Ravenswood		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,163 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Assigned, Off Street, Stall		
Lot Size:	0.02 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, No		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 278
Basement:	Full, Unfinished	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Smart Home, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	None		

Welcome to this beautifully maintained SMART HOME in the heart of family and pet friendly Ravenswood. This condo is fully fenced, with a NO-MAINTENANCE BACKYARD and gas BBQ hookup, creating your own sunny, private retreat at the edge of Airdrie's Southeast. Easy access to all amenities, shopping and only a short commute to Calgary via the QE2 and RR 292. The LOW CONDO FEES cover exterior home repairs, insurance and all ground maintenance for the Zen compound which will make your new life here low maintenance! The charming community of Ravenswood offers a connected lifestyle with schools (including École des Hautes-Plaines and Heloise Lorimer School), beautiful parks and trails just steps away. Inside you will notice modern tech features like a SECURITY SYSTEM, NEST HOME SYSTEM, LIGHTING CONTROLS AND KEYLESS ENTRY. Upon entering you'll notice a bright and functional layout with 'ceilings and durable laminate flooring that flows throughout the main floor. The front living room invites relaxation, while the central dining area offers a welcoming space to gather. At the back, a stylish kitchen is equipped with beautiful quartz countertops, stainless steel appliances, full-height cabinetry, a centre island and timeless subway tile, ideal for everyday living and entertaining alike. A discreet powder room adds main floor convenience! Upstairs, you'll find a dual ensuite layout for ultimate privacy. One bedroom features a private 4-piece ensuite and large closet, while the second offers its own 3-piece ensuite and dual closets, perfect for children, roommates or guests alike. The unfinished basement is ready for your vision with high ceilings, a large legal suite sized window, blow in insulation, perimeter braced as well as rough ins for a future bathroom. Additional perks include HARDIE BOARD

SIDING, a HIGH-EFFICIENCY FURNACE, HRV, CENTRAL VAC, WATER SOFTENER and 1 assigned parking stall with abundant visitor and street parking for guests.