



GRASSROOTS
REALTY GROUP

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2699 Ravenslea Gardens SE
Airdrie, Alberta

MLS # A2248317



\$699,000

Division:	Ravenswood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,078 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Alarm contract and Google Smart home components can be assumed

This fully finished, air-conditioned former show home sits on one of the largest lots in the neighbourhood, offering 4 bedrooms, 3.5 bathrooms, and exceptional curb appeal. Perfectly located within walking distance to schools of all levels, Kingsview Market shops, transit, parks, and playgrounds, this property pairs convenience with comfort. Inside, a spacious foyer welcomes you into a thoughtfully designed main floor that feels open, functional, and full of upgrades. The great room showcases rich medium-stained maple cabinetry, granite countertops, a custom tile backsplash, and stunning high-end hardwood floors. A beautiful gas fireplace with custom maple woodwork and built-in bookshelves anchors the living space, while the mudroom impresses with custom cubbies for effortless organization. Roughed in for heated floors, the garage adds another touch of luxury. Upstairs, a generous bonus room with garden doors and transom windows opens to a private upper deck — the perfect retreat! All bedrooms are spacious, including a primary suite that features twin sinks, granite counters, a large soaker tub, oversized shower, and corner windows with custom shutters and walk in closet. The fully developed basement offers even more living space with a wet bar and full-size fridge, a 4th bedroom, and another full bathroom — ideal for guests or entertaining! Outside, the west-facing backyard provides sun-soaked afternoons and plenty of room to play, garden, or host summer gatherings. This home blends style, function, and location — a fabulous find in one of Airdrie's most sought-after communities.