



GRASSROOTS
REALTY GROUP

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1318 Ravenswood Drive SE
Airdrie, Alberta

MLS # A2253415



\$539,750

Division:	Ravenswood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,452 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Level, Rectar		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island		

Inclusions: All Window Coverings, TV Stand in Living Room, Garden Shed.

****FALL IN LOVE WITH THIS RAVENSWOOD RETREAT!**** Rolling down this QUIET, TREE-LINED BOULEVARD, you begin to admire the WELL-MAINTAINED homes on either side. Coasting to a stop in front of this ATTRACTIVE family home, you start to feel HOPE! As you rise to the FRONT PORCH, you picture yourself RELAXING with a glass of wine and soaking in the EVENING SUNSETS. Step inside and you're greeted by WARM, GLEAMING HARDWOOD—nice! The space opens up into a BRIGHT, SPOTLESS KITCHEN, perfect for preparing meals for family and friends. Just steps away, the COZY LIVING ROOM invites you to unwind beside the fireplace. Out back, you can easily imagine hosting SUMMER BBQS with loved ones. Further inside, a LARGE main-floor laundry room keeps life organized and flowing. Upstairs, a BONUS ROOM gives you space for a HOMEWORK ZONE, READING NOOK, or a second lounge area. The MASTER RETREAT is your personal SANCTUARY, with VAULTED CEILINGS that create an airy, CALMING atmosphere. A GIANT WALK-IN CLOSET and PRIVATE ENSUITE make it even better! Two more GENEROUS BEDROOMS await the kids or guests. Have you found THE ONE? Never scrape your windshield again—your own SECURE DOUBLE GARAGE has you covered! All this for just \$29,975 down and \$2,716.98/month O.A.C. Book your private tour today—and FALL IN LOVE before someone else does!