



GRASSROOTS
REALTY GROUP

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2530 Ravenswood View SE
Airdrie, Alberta

MLS # A2253915



\$540,000

Division:	Ravenswood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,381 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached, Insulated		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Level, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Storage Shed, Treadmill, Basement Entertainment Unit, Basement Electric Fireplace,

Nestled in the heart of Ravenswood, this modern and beautifully maintained 2-storey home is move-in ready and designed for family living. With thoughtful upgrades, abundant natural light, and a fully finished basement, this home truly has it all. The main level welcomes you with 9' ceilings, built-in speakers, and a bright, open layout. The kitchen features a central island with raised eating bar, corner pantry, and plenty of cabinet and counter space. The adjoining dining area is surrounded by bay windows and offers direct access to the sunny south-facing deck (with BBQ gas line) and landscaped yard, perfect for gatherings and summer BBQs. The inviting living room showcases a corner gas fireplace and large windows, creating a cozy yet spacious feel. A stylish half bath and separate laundry room with built-in shelving complete the main floor. Upstairs, you'll find three generous bedrooms all have upgraded ceiling fans, including the primary suite with a large walk-in closet, 4-piece ensuite and bright bay windows. An additional full bath and a convenient office nook provide space for work or study. The fully finished basement is designed for entertaining, featuring a custom wet bar with sink and bar fridge, a spacious rec/flex area for games or movie nights, a third full bathroom, and a storage/utility room. Step outside to enjoy the covered front veranda or the private, fully fenced south backyard. The oversized double detached garage, wired for 240V and accessed by a paved rear lane, is a standout feature for hobbyists or anyone needing extra space. Some other recent updates include brand new Bosch dishwasher, newer SS refrigerator, most windows covered with high end bottom-up, top-down blinds. This fantastic location is within walking distance to schools, parks, pathways, shopping, transit, and Kings Heights ponds.

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