



**GRASSROOTS**  
REALTY GROUP

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**186 Ravenscroft Green SE**  
**Airdrie, Alberta**

**MLS # A2266844**



**\$715,000**

|                  |                              |               |                   |
|------------------|------------------------------|---------------|-------------------|
| <b>Division:</b> | Ravenswood                   |               |                   |
| <b>Type:</b>     | Residential/House            |               |                   |
| <b>Style:</b>    | 2 Storey                     |               |                   |
| <b>Size:</b>     | 2,256 sq.ft.                 | <b>Age:</b>   | 2009 (16 yrs old) |
| <b>Beds:</b>     | 3                            | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached       |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                    |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space |               |                   |

|                    |                                                                          |                   |    |
|--------------------|--------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                  | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood, Vinyl Plank                              | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                                          | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                                                                     | <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>   | Granite Counters, No Animal Home, No Smoking Home, Pantry, Vinyl Windows |                   |    |

**Inclusions:** N/A

Wake up to breathtaking mountain views and enjoy your own west-facing backyard oasis. Welcome to 186 Ravenscroft Green, a beautifully maintained and upgraded family home in a highly sought-after location, backing onto a walking path and open field. The main level features a spacious front entry with a dual-door coat closet that leads into a bright and private office or den, ideal for working from home. The open-concept living area offers 10-foot ceilings, large windows, and a cozy gas fireplace, creating a warm and inviting atmosphere. The chef-inspired kitchen showcases elegant granite countertops, a large island with under-mount sink and eating bar, stainless steel appliances, and a custom walk-through pantry complete with built-in shelving. The adjoining dining area opens through dual patio doors to the west-facing deck and backyard, perfect for entertaining with a built-in BBQ gas line. A half bath and a convenient laundry and mudroom with garage access complete the main floor. Upstairs, the beautiful spindled staircase leads to a spacious bonus room with vaulted ceilings and an abundance of natural light. Three generous bedrooms include the primary retreat, which offers stunning mountain views, a massive walk-in closet, and a luxurious spa-inspired ensuite with dual sinks, a soaker tub, a large walk-in shower, and plenty of counter and cabinet space. A four-piece main bath serves the additional bedrooms. The unfinished basement provides the perfect layout for future development with room for two bedrooms, a large recreation area, and a roughed-in bathroom. The home is complete with a high-efficiency furnace, new hot water tank (2025), upgraded trim throughout, and recent exterior updates including new siding, roof, and garage door completed in 2021. Backing onto greenspace and a walking path, this home offers the perfect balance of

space, style, and location. Don't miss your opportunity to own this exceptional property with incredible mountain views in one of the area's most desirable communities. Book your showing today!