



GRASSROOTS
REALTY GROUP

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1326 Ravenswood Drive SE
Airdrie, Alberta

MLS # A2273647



\$540,000

Division:	Ravenswood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,581 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Bookcases, Granite Counters, Kitchen Island, Open Floorplan, See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1-L

Utilities: -

Inclusions: Shelves - living Room (1), ensuite (2) & shelving unit in bedroom

This former Nuvista show home located in popular Ravenswood is a two storey home featuring 3 bedrooms & 2.5 bathrooms. The main floor boasts 9 ft ceilings with an open floor plan and separate foyer to welcome your guests. The spacious living room has three large windows and a gas fireplace with built in shelving plus tile surround/hearth. The lovely kitchen has an island, granite counters, stainless steel appliances (stove replaced 2025 & newer dishwasher) plus a good-sized pantry and separate dining area. The spacious laundry room, two-piece bathroom and back door entrance with storage bench complete the main floor. Upstairs you will love the primary bedroom with large walk-in closet with a window plus a 3-piece ensuite with a 5-foot shower. Two large bedrooms with good-sized walk-in closets and a 4-piece main bathroom complete this level. This home offers a nice sized backyard with a deck and a double detached garage. Located close to schools, playgrounds, walking paths, shopping, dining and more! Great access to transit and major routes. Don't miss it, call your favorite Realtor today!