



**GRASSROOTS**  
REALTY GROUP

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**1326 Ravenswood Drive SE**  
**Airdrie, Alberta**

**MLS # A2273647**



**\$540,000**

<b>Division:</b>	Ravenswood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,581 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Door Opener		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	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!