



**GRASSROOTS**  
REALTY GROUP

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**161 Ravenstern Crescent SE  
Airdrie, Alberta**

**MLS # A2279710**



**\$750,000**

<b>Division:</b>	Ravenswood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,449 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, No Neighbours Behind, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to 161 Ravenstern Crescent, a stunning 2-storey walkout home located in the highly desirable community of Ravenswood in Airdrie. Offering 2,449 sq. ft. of thoughtfully designed living space, this home features 4 bedrooms, 2.5 bathrooms, and a layout perfect for growing families. The main floor is both functional and stylish, showcasing durable vinyl plank flooring throughout. A versatile front office/den provides the ideal space for a home office, library, or study. The open-concept design flows seamlessly into the heart of the home – the chef’s kitchen, complete with stainless steel appliances, quartz countertops, a gas cooktop, built-in oven and microwave, and a large central island perfect for entertaining. A convenient walkthrough pantry connects directly to the kitchen, and a 2-piece bathroom completes the main level. The inviting living room is anchored by a cozy gas fireplace, creating the perfect gathering space. Upstairs, you’ll find a spacious bonus room, ideal for family movie nights or a play area. The upper level also includes three generously sized bedrooms, a shared 5-piece bathroom, and a convenient laundry room. The primary retreat is impressively sized and features a large walk-in closet and a luxurious 5-piece ensuite, offering a private space to unwind. The walkout basement is undeveloped and ready for your personal touch – whether you envision additional living space, a home gym, or a guest suite. Ideally located close to schools, shopping, parks, and offering easy access to major highways, this home combines comfort, convenience, and future potential. Book your private showing today and experience everything this exceptional home has to offer!