



**GRASSROOTS**  
REALTY GROUP

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**69 Ravenskirk Close SE**  
**Airdrie, Alberta**

**MLS # A2281145**



**\$774,900**

<b>Division:</b>	Ravenswood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,182 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Aggregate, Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, L		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl	<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>	Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	2nd Dishwasher, Hot Tub (as is)		

Impeccably maintained and move-in ready, this bright and spacious home offers over 3,200 sq ft of finished living space with a fully developed walkout basement and a west-facing backyard that enjoys a pleasant green view and easy access to nearby parks and pathways. From the moment you enter, you'll love the inviting foyer, grand two-storey entrance, and upgraded open railings. The main floor is designed for everyday living and entertaining with a private den, open-concept living room with gas fireplace, and a spacious dining area. The chef-inspired kitchen is a standout with granite countertops, a gas cooktop with wall oven, pot and pan drawers, and a walk-through pantry to the oversized mudroom. Upstairs features a large bonus room, convenient upper laundry, and three spacious bedrooms including a primary retreat with vaulted ceilings, walk-in closet, and spa-style ensuite with dual vanities, soaker tub, oversized shower, and private water closet. The walkout basement includes a kitchenette, fourth bedroom, full bathroom, and great storage—ideal for guests, teens, or flexible family living. Outside, unwind in the hot tub and enjoy the mature landscaping. Central A/C and a prime location close to excellent schools (including a K&dash;12 Francophone option), shopping, parks, and pathways complete this exceptional home.