



**344 Ravenstern Link SE
Airdrie, Alberta**

MLS # A2291973



\$699,900

Division:	Ravenswood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,217 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Garden, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home		

Inclusions: TV brackets in living room and basement, chest freezer in basement

Welcome to this beautifully maintained custom-built bungalow in the family-friendly community of Ravenswood in Airdrie. Offered by the original owners, this home has been meticulously cared for and thoughtfully designed, creating a warm and comfortable space that shows pride of ownership in every detail. The spacious front entry with elegant spindle railings offers a bright and welcoming first impression. The open-concept main floor features a beautiful white kitchen with granite countertops, classic tile backsplash, stainless steel appliances, and a large corner pantry, providing both style and function. The generous island offers plenty of workspace and seating, while the dining area flows seamlessly into the large living room anchored by a cozy gas fireplace, creating an inviting place to gather with family and friends. The primary bedroom is conveniently located on the main floor and offers a relaxing retreat complete with a walk-in closet and a well-appointed ensuite featuring a soaker tub, walk-in shower, and large vanity with plenty of storage. Throughout the home you will notice thoughtful feature walls and design details that add warmth and character. The fully developed basement expands the living space beautifully, offering a large family room with a striking ceiling, electric fireplace feature wall, and built-in media area. A Murphy bed makes the space ideal for overnight guests, while the built-in desk area creates a practical workspace. Two spacious bedrooms with impressive closet space and a stylish bathroom with a tiled shower make this level perfect for family or visitors. The basement also offers excellent storage throughout, making organization easy. Outside, the beautifully landscaped backyard has clearly been lovingly maintained, featuring stunning garden beds and a charming patio area perfect for relaxing or entertaining. Additional highlights include air

conditioning, new carpet, and abundant storage throughout the home. Ideally located steps from Airdrie Francophone School and Heloise Lorimer School, and only minutes to restaurants, shopping, and everyday amenities with easy access to Highway 2 for commuters. This is a rare opportunity to own a truly immaculate bungalow in a fantastic location.