



**1101, 2400 Ravenswood View SE
Airdrie, Alberta**

MLS # A2295072



\$405,000

Division:	Ravenswood		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,299 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	On Street, See Remarks, Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Many Trees, No Neighbours Behind, Private,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 283
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: White wardrobe in basement bedroom

Welcome to a truly rare end-unit in Ravenswood. A property that stands out the moment you arrive and only gets better the more you take it in. Perfectly positioned beside open farmland with NO NEIGHBOURS BESIDE on one side OR BEHIND, this home offers a level of privacy and peace that is almost impossible to find in a townhome complex. From the moment you step inside, you're greeted by an open, airy layout filled with natural light and a sense of calm that instantly feels like home. The SOUTH-FACING front yard welcomes in beautiful natural light throughout the day, while the expansive prairie views create a stunning and ever-changing backdrop from your main living areas. Imagine slow mornings with coffee as the sun rises over the fields; and evenings where the sky puts on a show you'll never get tired of. And on those warm summer days? You'll stay perfectly comfortable with central AIR CONDITIONING, giving you the best of both worlds—bright living without the heat. Beyond the beauty, this home was built with longevity and affordable, efficient living in mind. Featuring durable JAMES HARDIE plank siding, along with an EN furnace and windows, it offers peace of mind and lower long-term costs. The kitchen is designed for both everyday living and entertaining, featuring GRANITE countertops, STAINLESS STEEL appliances, modern cabinetry, and a functional ISLAND that brings everyone together. The spacious dining area flows seamlessly into the living space—perfect for hosting or simply enjoying your own quiet retreat. Upstairs, you'll find two generously sized primary bedrooms, each complete with their own 4-piece ensuite, offering flexibility for guests, roommates, or a growing family. And then there's the FULLY DEVELOPED BASEMENT, professionally completed with permits,

adding even more living space with a third bedroom, a beautiful 3-piece bathroom with glass walk-in shower, and a cozy rec space perfect for movie nights, guests, or a private retreat. Step outside to your FULLY FENCED BACKYARD, ideal for your four-legged family members or little ones to play safely, all while enjoying the rare benefit of no rear neighbours. As an added bonus, residents of the complex enjoy access to a private ON-SITE PET WASH—making cleanup after walks and outdoor adventures easy and convenient. Located just minutes from Kingsview Market, you’ll have easy access to shops, dining, services, and everyday essentials—making this home as convenient as it is peaceful. If you’ve been waiting for something that feels different from everything else on the market—this is it.