



**2620 Ravenslea Gardens SE
Airdrie, Alberta**

MLS # A2304657



\$799,999

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|------------------|---|---------------|-------------------|
| Division: | Ravenswood | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,272 sq.ft. | Age: | 2014 (12 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Off Street | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Low M | | |

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|--------------------|--|-------------------|----|
| Heating: | Fireplace(s), Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Smart Home, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: SONOS SOUND SYSTEM, IN-CEILING SPEAKERS, HERDIO BLUETOOTH SPEAKER SYSTEM, IPAD AND LAUCHPORT , DOWNSTAIRS WINE FRIDGE, IRRIGATION SYSTEM, AIR CONDITIONING

5 BED | 4 BATH | WET BAR | HOME GYM | COVERED DECK | SPRINKLER/IRRIGATION SYSTEM | GRANITE COUNTERTOPS | BUILT-IN SURROUND SOUND | OVER 3100+SQFT OF DEVELOPED LIVING SPACE Looking for the perfect family home where the kids can walk to school? This is it. Ideally located near both public and Francophone schools, this beautifully upgraded home in the highly sought-after Ravenswood community delivers space, style, and standout features at every turn. Step inside to a thoughtfully designed layout featuring a versatile flex room—perfect for a home office or quiet study. The main living area is warm and inviting, anchored by a cozy fireplace and enhanced by built-in ceiling speakers, creating the perfect setting for relaxing nights or entertaining guests. The chef-inspired kitchen is sure to impress with granite countertops, stainless steel appliances, and a functional executive design. A walk-through butler’s pantry keeps everything organized and within reach, while the double attached garage adds everyday convenience. Upstairs, you’ll find four generously sized bedrooms, including two with walk-in closets, plus a stunning bonus room with vaulted ceiling—ideal for movie nights or a kids’ retreat. The primary suite is your private escape, featuring a luxurious 5-piece ensuite with a soaker tub, dual granite countertop vanities, and a separate glass shower. An additional 5-piece bathroom with a granite countertop, double sinks ensures stress-free mornings for the whole family, and the upstairs laundry room adds practical ease. The fully finished basement expands your living space with a large recreation room, dedicated home gym, and a stylish wet bar—perfect for entertaining or unwinding after a workout. Built-in ceiling speakers set the stage for movie nights, music, or even

karaoke. A spacious bedroom and full bathroom make it ideal for guests or extended family. Outside, enjoy two incredible outdoor living spaces: a sunny south-facing backyard with low-maintenance landscaping and underground irrigation, plus a lower stone patio with a built-in firepit. The covered upper deck is perfect for year-round grilling and gatherings, complete with additional storage below. A rear gate provides easy alley access. This home truly has it all—location, space, and premium features designed for modern family living. Don't miss your chance to make it yours.