



**GRASSROOTS**  
REALTY GROUP

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**224 Ravenstern Crescent SE**  
**Airdrie, Alberta**

**MLS # A2141281**



**\$595,900**

<b>Division:</b>	Ravenswood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,448 sq.ft.	<b>Age:</b>	2019 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Central, Fireplace(s), Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Bidet, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** Dining table set, Black leather couch, centre table

\*\*\*Open House Saturday, Jun 15 from 11am to 1pm & Sunday, Jun 16 from 12pm to 2pm\*\*\* Welcome to 224 Ravenstern Crescent SE in Airdrie, nestled within the prestigious community of Ravenswood. Perfectly positioned with easy access to Deerfoot Trail and Yankee Valley Blvd, this home offers convenience to shopping centers, restaurants, and amenities. Ideal for families, two schools, &cole des Hautes-Plaines/Airdrie Francophone School and Heloise Lorimer School are within walking distance. If indoor swimming is a favorite activity, Genesis Place is a mere 5-minute drive away, offering a variety of fitness classes for all ages. Step into this stunning residence boasting 3 bedrooms, 2 and a half baths, and over 1445 sq.ft of deluxe living space. The open-concept layout invites you into a gourmet kitchen featuring a quartz island and countertops, perfect for entertaining. A double detached garage, a fully landscaped yard with a deck and railing, and a charming front porch make outdoor living a delight. Laundry convenience is elevated with a second-floor location. The unfinished basement presents an opportunity for customization to suit your needs. Upgrades abound throughout the home, including stainless steel appliances, hardwood flooring, tiled floors, and rough-in plumbing in the basement. Outside, discover walking paths and playgrounds woven throughout the community, providing endless opportunities for outdoor recreation and family fun. Don't miss out on the chance to make this beautiful home yours. Call your favorite real estate agent today to schedule your private showing!