



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**48 Ravenslea Crescent SE  
Airdrie, Alberta**

**MLS # A2144498**



**\$595,000**

<b>Division:</b>	Ravenswood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,423 sq.ft.	<b>Age:</b>	2009 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Wood Frame	<b>Zoning:</b>	R1-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Soaking Tub, Storage, Walk-In Closet(s)

**Inclusions:** NEST THERMOSTAT, NEST DOORBELL, NEST BACKYARD CAMERA, 4 CEILING FANS, CAMERAS, REFRIGERATOR, CLOSET ORGANIZERS, GARAGE HEATER.

3 BDRM (POSS 4 OR 5) 3.5 BATH, DBL HEATED GARAGE, HUGE PATIO, BOASTING 2000 square feet of total living space, this residence showcases pride of ownership and offers the epitome of comfort and convenience in the coveted Ravenswood neighbourhood. Located near esteemed schools, including a Full French and English school, as well as playgrounds, walkways, shopping, and major highways, convenience is at your doorstep. Featuring 3+2 bedrooms spread across 3 levels: 3 upstairs, 1 main floor office/bedroom and the potential for another in the finished basement, this home caters effortlessly to families of all sizes. Each upstairs bedroom is spacious and offers custom closets, complete with functional drawers and shelving for easy organization. With 4 bathrooms—3 boasting full showers and luxurious soaker tubs—every morning rush or evening unwind is seamlessly accommodated. The heart of the home is a modern kitchen adorned with stunning quartz countertops, modern cabinetry and equipped with new smart LG ThinQ appliances, perfect for culinary enthusiasts and family gatherings alike. The spacious living areas provide ample space for relaxation and entertainment. The finished basement adds versatility and is ideal for hosting gatherings or movie nights. A secondary refrigerator and an additional pantry space will exceed your storage and entertainment expectations. The home's upgrades are plentiful. Enjoy a fully finished, insulated, drywalled, and heated garage. The garage is equipped with a sophisticated organizational system (tire rack, wall-mounted rail system), 220V 5000W automatic thermostat infrared heater, and an Intermatic light timer to effortlessly control outdoor lighting. Stay cool in the summer with a new ComfortMaker air conditioner installed in May 2023 (under warranty). Additional upgrades

include a recently installed extra-large 50 gallon hot water tank, a premium Aprilaire 400 series whole home humidifier, and a Heat-line freeze protection system for added winter protection. Roofing and siding have both been recently updated, meaning you can move in worry free. Experience the latest in smart home technology with a Nest video doorbell/backyard camera/smart thermostat/ indoor cameras, Smart Hubspace Internet-connected switches/dimmers/fans, and 5 LG Internet-connected appliances. The garage also contains a Chamberland myQ Internet-connected video garage opener. Control your home's environment effortlessly, whether preheating the oven on your commute or managing laundry remotely. Additionally, keypad entry locks on both the front door and garage door await your keyless entry. Outside, enjoy a newly installed gas line for summer barbecues, a cozy firepit, and the option to negotiate a luxurious Coast Spas Apex L Elite 50 8x8 50-jet hot tub—a true oasis for relaxation under the stars. Don't miss the opportunity to make this exceptional property your own. Brochure available of all the upgrades.