



**59 Ravensmoor Manor SE  
Airdrie, Alberta**

**MLS # A2154431**



**\$635,000**

<b>Division:</b>	Ravenswood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,549 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Asphalt, Covered, Double Garage Detached, Enclosed, Garage		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Level, Private, Rectan		

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

**Features:** Bathroom Rough-in, Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Soaking Tub, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** TV & Mount in Living Room, Hot Tub & Accessories, Pergola, Garage Shelving

\*\*\* OPEN HOUSE SATURDAY, AUGUST 31, 12:00-4:00PM \*\*\* Welcome to #59 Ravensmoor Manor SE, an exquisite detached home situated in the community of Ravenswood, SE Airdrie. This property offers 3 bedrooms and 2.5 bathrooms in 1,550 square feet of thoughtfully designed living space. As you step inside, the front foyer leads you into the open-concept main floor, with elegant hardwood flooring. The living room, featuring a gas-burning fireplace, exudes warmth and charm, while the dining room, enhanced by custom built-in cabinetry and a beverage fridge, is ideal for hosting family gatherings. The chef's kitchen boasts top-of-the-line stainless steel appliances, floor-to-ceiling cabinetry, stone countertops, and overlooks the backyard. A 2-piece bathroom and mudroom complete the main floor. Upstairs, the primary bedroom showcases an ensuite with dual vanities, a separate tub and shower, and walk-in closet. Two additional bedrooms, a large laundry room, and a 4-piece bathroom complete the upper level. The unfinished basement currently provides ample storage space and presents opportunity for future development. Outdoors, you will find a fully-fenced southeast-facing backyard with the ultimate car enthusiast's dream garage (21' wide x 29' deep, 10 ft door height, insulated, and capable of accommodating some RVs), full-size hot tub with shuttered pergola surround, wooden deck with a natural gas BBQ hookup, and mature trees for added privacy. Other noteworthy upgrades here include central air conditioning, 9 ft ceilings on the main floor and basement, newer hot water tank, front-load washer and dryer with steam functionality, and 2-inch blinds package. This meticulously maintained home reflects pride of ownership and is perfectly situated within walking distance of public and French Immersion schools, local

parks/pathways, and just minutes from local shopping/retail. This property won't last long &ndash; call now!