



**2137 Ravensdun Crescent SE
Airdrie, Alberta**

MLS # A2173443



\$869,900

Division:	Ravenswood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,549 sq.ft.	Age:	2021 (3 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Few Trees, Street Lighting		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage, Walk-In Closet(s)

Inclusions: Backyard Shed, Garage Heater, Dishwasher(Basement), Refrigerator (Basement)

3D Tour Available. SHOWS 10/10!! Welcome to this exquisite front garage property in the desired and established community of Ravenswood in Airdrie. This home features a total of 6 Bedrooms with 3.5 Washrooms and separate entry to basement with 3600 Sq ft (approx.) of living area. Upon arrival, you are greeted by an oversized foyer with beautiful luxury vinyl plank flooring and a spacious main floor office/flex room with large window and 9' ceilings that sprawl into the open concept main floor. The open space features a gorgeous white gourmet kitchen with extended upper cabinets, pot and pan drawers, quartz counters, walk through corner pantry, gas range with chimney hood fan and an extra long kitchen island. The kitchen has upgraded high end appliances. The living room features large windows with full floor to ceiling tile natural gas fireplace. The dining area is bright and hosts an oversized table and opens to the large backyard with an extended cement patio deck and huge landscaped back yard. The upper level features a large central bonus room and 4 big size bedrooms. The primary bedroom has a large walk-in closet and beautiful 5 piece ensuite with dual vanity sinks, standing shower with full tile to ceiling and soaker tub. Two bedrooms have large closets and the third bedroom has a walk in closet. They all have a common 5 piece bathroom with dual vanity sinks and a large laundry room complete with granite counter top and storage racks. The beautiful professionally developed basement with permits has a separate side entrance with 2 big bedrooms with walk in closets , 3 piece washroom, large wet bar w/ dishwasher and oversized fridge, and a big recreational area. Basement also has a stand up washer/dryer room and linen closet. Basement is currently used as a successful Airbnb hosting place. Big backyard has a beautiful oversized cement

patio with gas hookup, yard shed/cement pad, and ample space for kids to enjoy. The house offers a heated garage with built in racks on both sides for extra storage. Ravenswood is family friendly neighbourhood host to 8.2 hectares of strategically placed greenspace, 6 convenient parks, four amazing playgrounds and a community soccer field all connected by 2.4 kms of winding scenic pathways. Resident also enjoy the close proximity to wide variety of dining, shopping, dining entertainment places which includes Walmart, Superstore, Cross iron mall and Costco with 15 min drive to the Calgary International Airport and 30 min to Calgary Downtown. This is your opportunity !!