



GRASSROOTS
REALTY GROUP

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**413 Ravensmoor Common SE
Airdrie, Alberta**

MLS # A2212040



\$644,800

Division:	Ravenswood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,557 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Other, Rectangular Lot, See		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Vinyl Windows, Walk-In Closet(s)		

Inclusions: TV's & Wall Mounts in Basement + Main floor + Primary + Garage, Additional stand up freezer in basement, Metal cabinets in garage

Welcome to 413 Ravensmoor Common ‐ A meticulously cared for home in family-friendly Ravenswood. This warm and inviting 3-bedroom, 2.5-bathroom home has been beautifully maintained and offers a perfect blend of comfort, functionality, and a few thoughtful extras that make everyday living just a little bit better. Originally built as a show home, you'll notice a few upgrades that really set it apart-like built-in ceiling audio for easy entertaining, and Nest doorbells on both the front and back doors for added peace of mind. Additional upgrades include: hardwood, tile, top of the line Kitchen Aid stainless steel appliances, knock down ceilings, 9' main & lower, quartz throughout, floor to ceiling tile facing fireplace, custom blind package, and Central Air-Conditioning. The open-concept main floor is bright and welcoming, with a spacious living area that flows nicely into the dining space and kitchen. The kitchen features stainless steel appliances, a large island, and plenty of storage—perfect for cooking, hosting, or just enjoying a quiet cup of coffee. Upstairs, the primary bedroom offers a walk-in closet and private 4-piece ensuite, while two additional bedrooms and another full bathroom make it ideal for families, guests, or a home office setup. Step outside and you'll find even more to love. The backyard includes a low-maintenance yard with an in-ground sprinkler system (Wi-Fi controlled), and a heated, insulated double garage—perfect for Alberta winters. And just out your front door, enjoy views of the park right across the street—a great spot for kids, pets, or simply enjoying the open space. With schools, parks, walking trails, and amenities nearby, this home is in a fantastic location for anyone looking to settle into a friendly, welcoming community. Whether you're just starting out, growing your family, or looking for a place

that’s move-in ready and full of charm, 413 Ravensmoor Common is ready to welcome you home.