



**GRASSROOTS**  
REALTY GROUP

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**118 Ravenscroft Green SE**  
**Airdrie, Alberta**

**MLS # A2232302**



**\$689,900**

<b>Division:</b>	Ravenswood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,824 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Front Yard, Garden, Lawn, No Neighbours Be		

<b>Heating:</b>	High Efficiency	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Storage, Vinyl Windows		
<b>Inclusions:</b>	None		

Welcome to the beautiful home in the desirable neighbourhood of Ravenswood! This amazing Location 3 Bed, 2 and a half Bath, two story home has many great features such as a yard with a fire pit that backs onto a greenspace walking path and playground. It's also wired for a level 2 EV charger in the garage. A short walk to the Heloise Lorimer &cole des Hautes-Plaines K-12 Schools, and a 20 minute walk or a short drive to the many grocery stores, restaurants, shopping areas that the Kingsview Market and Yankee Valley Crossing has to offer. Great access to Highway 2 via Yankee Valley Blvd and 40th Ave for easy commuting in and out of town. The main level has an open layout with 9ft Ceilings, and Hardwood flooring running through the living room (with a gas fireplace), dining area, as well as the gorgeous kitchen that has features such as Dark Granite Countertops, spacious corner pantry, and recently purchased stainless steel Fridge, Dishwasher, and Gas Stove. You can relax and enjoy the comforts of Central Air and Central Vac in this home. Upstairs you will find 3 generously sized bedrooms including the Primary which has a walk-in closet and a soaker tub in the ensuite with a skylight, as well as a good sized bonus room with lots of natural light. Do not let this opportunity pass, call your favorite Realtor and book a showing today!