



GRASSROOTS
REALTY GROUP

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2620 Ravenslea Gardens SE
Airdrie, Alberta

MLS # A2304657



\$775,900

Division:	Ravenswood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,272 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Low M		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Smart Home, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: SONOS SOUND SYSTEM, IN-CEILING SPEAKERS, HERDIO BLUETOOTH SPEAKER SYSTEM, IPAD AND LAUCHPORT , DOWNSTAIRS WINE FRIDGE, IRRIGATION SYSTEM, AIR CONDITIONING

Pride of ownership shines throughout this fully equipped SMART HOME, nestled in a family-friendly community where kids still play outside, walk to school, and neighbours become friends. A perfect blend of comfort, connection, and location. Looking for the perfect family home where the kids can walk to school? This is it. Ideally located near both public and Francophone schools, this beautifully upgraded home in the highly sought-after Ravenswood community delivers space, style, and standout features at every turn. Step inside to a thoughtfully designed layout featuring a versatile FLEX ROOM —perfect for a HOME OFFICE or quiet study. The main living area is warm and inviting, anchored by a cozy fireplace and enhanced by BUILT-IN CEILING SPEAKERS, creating the perfect setting for relaxing nights or entertaining guests. The chef-inspired kitchen is sure to impress with GRANITE countertops, STAINLESS STEEL appliances, and a functional executive design. A WALK-THROUGH BUTLER'S PANTRY keeps everything organized and within reach, while the OVERSIZED DOUBLE ATTACHED GARAGE adds everyday convenience. Upstairs, you'll find FOUR generously sized bedrooms, including two with WALK-IN CLOSETS, plus a stunning bonus room with vaulted ceiling—ideal for movie nights or a kids' retreat. The primary suite is your private escape, featuring a luxurious 5-PIECE ENSUITE with a soaker tub, DUAL GRANITE COUNTERTOPS vanities, and a separate glass shower. An additional 5-PIECE BATHROOM with a GRANITE COUNTERTOP, DOUBLE SINKS ensures stress-free mornings for the whole family, and the UPSTAIRS LAUNDRY adds practical ease. The FULLY FINISHED BASEMENT expands your living space with a large recreation room, dedicated HOME GYM, and a stylish WET BAR—perfect for

entertaining or unwinding after a workout. BUILT-IN CEILING SPEAKERS set the stage for movie nights, music, or even KARAOKE. A spacious bedroom and full bathroom make it ideal for guests or extended family. Outside, enjoy TWO incredible outdoor living spaces: a sunny south-facing backyard with low-maintenance landscaping and UNDERGROUND SPRINKLER SYSTEM, plus a lower STONE PATIO with a built-in firepit. The COVERED UPPER DECK is perfect for year-round grilling and gatherings, complete with additional storage below. A rear gate provides easy alley access. Looking to generate extra income? This home offers the exciting potential for a separate entrance and future rental suite (subject to approval by the local municipality). With a few modifications, you can enjoy comfortable living while creating an opportunity for rental income. This home truly has it all—location, space, and premium features designed for modern family living. Don't miss your chance to make it yours. KEY FEATURES: 5 BED | 4 BATH | WET BAR | HOME GYM | HOME OFFICE | COVERED DECK | UNDERGROUND SPRINKLER/IRRIGATION SYSTEM | GRANITE COUNTERTOPS | BUILT-IN SURROUND SOUND | OVER 3100+SQFT OF DEVELOPED LIVING SPACE | AND SO MUCH MORE!