



GRASSROOTS
REALTY GROUP

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**2004 Ravensdun Crescent SE
Airdrie, Alberta**

MLS # A2309053



\$829,900

Division:	Ravenswood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,686 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Low Maintenance Landscape, Rectangular		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows		
Inclusions:	None		

RARE FIND 30 FEET WIDE HOME ON A 46 WIDE LOT | EXPOSED AGGREGATE DRIVEWAY | SPICE KITCHEN | MAIN FLOOR FULL WASH | TWO PRIMARY SUITES | SEPARATE BASEMENT ENTRY | LOW-MAINTENANCE LANDSCAPING | PAVED BACK ALLEY | OVERSIZED GARAGE | WALK TO TWO SCHOOLS | CENTRAL A/C. Welcome to this beautifully maintained and extensively upgraded 4-bedroom home, perfectly positioned in one of Ravenswood's most desirable and family-friendly locations. Situated just steps from parks, pathways and everyday amenities, this property offers the ideal blend of comfort, convenience and style. Families will love being within walking distance to two schools, playgrounds, sports fields, outdoor skating rink, pump track, pond and pathway system, Amphitheatre Park, plus shopping, restaurants and services at Kingsview Market and Yankee Valley Crossing. Quick access to the QEII via the 40 Avenue interchange makes commuting simple and efficient. Thoughtfully designed for modern family living, the home offers outstanding functionality and an inviting open-concept layout. The bright front foyer leads into a versatile main floor office, ideal for working from home or creating a quiet study space. The spacious kitchen, dining and living areas form the heart of the home and are perfect for both everyday living and entertaining. The upgraded chef-inspired kitchen features full-height two-tone cabinetry, stainless steel appliances including a built-in oven and microwave, gas cooktop, oversized granite island, upgraded lighting and a fully equipped spice kitchen with walk-through pantry for added convenience. The dining area opens directly to the backyard deck, while the living room showcases a stunning feature wall and oversized windows that fill the space with natural light. The main floor is completed by a stylish

powder room and an expansive mudroom with custom built-ins and direct access to the oversized attached garage, offering excellent everyday organization and storage. Upstairs, you'll find a bright bonus room highlighted by a dramatic feature wall, creating the perfect family lounge or media space. The spacious primary retreat offers large windows, a walk-in closet and a luxurious spa-inspired 5-piece ensuite featuring dual vanities, an oversized steam shower and a relaxing soaker tub. A rare second primary bedroom includes its own walk-in closet and private 3-piece ensuite, making it ideal for extended family or guests. Two additional generously sized bedrooms, a full bathroom with dual sinks and a dedicated laundry room with sink complete the upper level. The unfinished basement with 9-foot ceilings and separate entry provides endless possibilities for future development and customization to suit your needs. Outside, enjoy a low-maintenance yard designed for relaxation and entertaining, whether it's morning coffee, summer gatherings or watching the kids play. This is Ravenswood living at its finest family-oriented community