



**1449 Ravenscroft Avenue SE  
Airdrie, Alberta**

**MLS # A2311073**



**\$819,900**

<b>Division:</b>	Ravenswood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,483 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage, Insulated, Oversized		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Level, No Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Wet Bar		

**Inclusions:** Firepit, sink in utility room, attached shelving, playhouse in backyard, heater in garage, alarm system

First time offered, this stunning air-conditioned custom built McKee Homes home delivers 3,089 sq. ft. of luxurious living space in the heart of Ravenswood. From the moment you step into the inviting foyer, you’ll appreciate the soaring 9’ knockdown ceilings and thoughtfully designed open-concept layout. The spacious chef-inspired kitchen features granite countertops, a large sit-up island with sink, built-in wall oven, gas cooktop, and an oversized walk-in pantry. The bright dining area opens onto a large deck, making it the perfect space for entertaining and summer BBQs, while the welcoming living room is highlighted by a beautiful gas fireplace. A main floor den offers the ideal setup for a home office or study space. Upstairs, you’ll find a sunny bonus room, a spacious primary retreat complete with a luxurious 5-piece ensuite and walk-in closet, along with two additional generously sized bedrooms, a full bathroom, and convenient upper-floor laundry. The fully developed basement is built for entertaining, featuring a large family room with a built-in entertainment unit, wet bar area, spacious fourth bedroom, full bathroom, and an abundance of storage space. Step outside to the meticulously maintained backyard showcasing a charming shed, garden area, mature apple and pear trees, a two-tiered deck, and a cozy firepit area — the perfect outdoor retreat. One of the exterior taps is also connected to hot water — perfect for filling the kids’ pool, washing the dog, or handling outdoor clean-up with a little extra comfort and convenience! The oversized double attached garage is heated, drywalled, and easily accommodates a full-sized truck. This exceptional family home combines comfort, functionality, and timeless style in one of Airdrie’s most desirable communities.