



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

75 Ravensmoor Manor SE
Airdrie, Alberta

MLS # A2323087



\$524,990

Division:	Ravenswood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,538 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to this beautifully maintained home situated on a quiet street in the highly sought-after community of Ravenswood. Offering 3 bedrooms, 2.5 bathrooms, and a thoughtfully designed open-concept layout, this bright and inviting residence combines comfort, functionality, and timeless style for today's modern family. Step inside to discover a spacious main floor highlighted by 9-foot ceilings, large windows, quality laminate and ceramic tile flooring, and additional staircase windows that fill the home with an abundance of natural light. The seamless flow between the living, dining, and kitchen areas creates an ideal setting for both everyday living and entertaining. The well-appointed kitchen is sure to impress with its classic white cabinetry, granite countertops, stainless steel appliances including a gas stove, sink, breakfast bar, and a large central island perfect for meal preparation and gathering with family and friends. The adjacent living room offers a warm and welcoming atmosphere, complete with a cozy gas fireplace that serves as the focal point of the space. Upstairs, you'll find a convenient laundry room and three generously sized bedrooms, including a spacious primary retreat featuring a vaulted ceiling, walk-in closet, and a beautifully appointed 4-piece ensuite with dual sinks, granite countertops, and an oversized shower. Two additional bedrooms share another full bathroom, also finished with granite countertops, providing comfort and convenience for family members or guests. The unfinished basement offers endless potential and awaits your personal touch. Whether you envision additional living space, a recreation room, home gym, office, or extra bedrooms, the possibilities are endless. Outside, the fully landscaped backyard provides plenty of room for outdoor enjoyment and family gatherings. A substantial 24' x 20' concrete pad is already

in place and ready for the future development of an oversized garage, adding tremendous value and flexibility. Ideally located close to schools, parks, playgrounds, walking paths, shopping, restaurants, and all major amenities, this exceptional property offers the perfect balance of peaceful residential living and everyday convenience. With pride of ownership evident throughout and an unbeatable location in one of Airdrie's most desirable communities, this is a fantastic opportunity to own a home that truly checks all the boxes.