



**83 Ravenscroft Close SE  
Airdrie, Alberta**

**MLS # A2327090**



**\$850,000**

<b>Division:</b>	Ravenswood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,706 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Oversized		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, See Remarks		

<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>	Stone, Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Walk-In Closet(s)		

**Inclusions:** NA

**\*\*OPEN HOUSE THIS SATURDAY JULY 11TH, FROM 12 - 2 PM\*\*** This beautiful air-conditioned McKee built home is located on a quiet close with a private west yard backing onto a greenspace and walking trails. This home stands apart with gorgeous stone accents and an imposing rich facade. Ideally located just steps to both the Francophone and public elementary school, you can see the kids off to school from the walking path without worrying about them having to cross a busy road (check out the drone shot!). Measuring over 2700 square feet above grade, the abundance of space is evident. The updated warm white paint and luxury vinyl plank flooring create a serene atmosphere. The main floor den is versatile as a home office or as a kids playroom. The kitchen is where the family will gather around the large central island. Extensive cabinetry and a walk through pantry are excellent for storage. The spacious living and dining overlook the treed backyard and green space beyond. A door leads to a raised deck with stairs that go down to the yard. Upstairs, the vaulted ceiling creates a lovely airy sensation. The bonus room is a perfect space for movie nights with a den off to the side that can function as a private home office. The luxurious primary suite is as the back of the home with a 5 piece ensuite and a large walk-in closet. Two additional bedrooms, upper laundry and a 4 piece bath with an oversized vanity complete this level. The unfinished basement features a separate entry with large windows that usher in plenty of sunshine. The garage is oversized, measuring 21' x 23'5" and is deep enough to fit a truck. Updates to this home took place in 2020 and include shingles, gutters and downspouts, vinyl flooring, paint, a screen door, and powder room finishes. A/C was added in 2022. This is a meticulously maintained home on a very desirable street.

Homes like these are rare and coveted. This property is available for immediate occupancy.