



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1264 Ravenswood Drive SE
Airdrie, Alberta

MLS # A2328898



\$529,900

Division:	Ravenswood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,512 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air
Floors:	Carpet, Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, Open Floorplan, Pantry, Soaking Tub

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1-L
Utilities:	-

Inclusions: Attached Shelving, Basement Freezer, Playset, 2 Sheds, Outdoor Garden Planter, Hutch, Dining Table, Wardrobes in Primary, Bedroom Set in Primary, Telus Doorbell, Modem, and Backyard Camera.

This lovely home sits on a quiet tree-lined street, with walking paths just across the road that lead to playgrounds and schools. This is the neighbourhood to raise your kids in. With a front porch made for socializing, you'll enjoy getting to know your amazing neighbours while watching the children play. Inside, the tall ceiling and the natural light flood this home with good energy. A rare front bedroom/office with a large closet creates versatility. The kitchen, living room and dining area open onto each other creating a harmonized space. Freshly painted, this home is bright and inviting. The kitchen features stainless steel appliances and a convenient central island. Off the kitchen is a door that leads to the gorgeous backyard. The deck is great for entertaining, with plenty of yard space left for the playset, a garden bed and green space. Upstairs, the primary bedroom is at the back of the home with a luxurious 4 piece ensuite that includes a deep soaker tub and a walk-in closet. Two additional bedrooms and a 4 piece bath complete this level. The basement has been fully finished with a media area for movies. There is also a large open area that can be easily converted into a bedroom or a home gym, as well as laundry and a 4 piece bathroom. There is a concrete pad in the back for a double garage as well as two sheds for storage. The hot water tank has been replaced in the last 4 years and the furnace regularly serviced. This is a beautiful community just steps from both a Francophone and Public elementary school. Available for immediate possession!