



GRASSROOTS
REALTY GROUP

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2518 Ravenswood View SE
Airdrie, Alberta

MLS # A2330198



\$585,000

Division:	Ravenswood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,449 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached, Garage Faces Rear, Heated Gara		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Paved, Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Have you ever walked into a home and immediately felt the love it has known? Welcome to 2518 Ravenswood View—a beautifully maintained, fully finished home in the heart of Ravenswood, thoughtfully designed and truly move-in ready. From the moment you arrive, mature trees and a spacious front porch create a warm and welcoming first impression. Step inside to a bright, open-concept main floor where rich, newly installed luxury vinyl plank flooring flows seamlessly through the living room, dining area and kitchen. The living room is anchored by a beautiful gas fireplace—a striking focal point that has been the backdrop for countless laughs, quiet tears, new-baby introductions and cozy family snuggles. The adjoining kitchen features granite countertops, stainless steel appliances, plenty of workspace and a custom spice rack tucked inside the pantry. This is a kitchen that has seen family dinners, late-night conversations, pumpkin-carving contests and years of memories made around the table. At the rear of the main level, you will find a custom-built shoe rack, a convenient half bathroom and a dedicated laundry room, all designed to make everyday family life easier. Upstairs, brand-new upgraded carpeting adds comfort throughout. The upper level offers two generously sized secondary bedrooms, a full bathroom and a spacious primary retreat complete with a private ensuite and walk-in closet. The fully finished basement provides even more room to live, work and relax. A large recreation room has hosted countless movie marathons and reality television nights, while the flexible den or office space is ideal for working from home, hobbies or homework. A spacious fourth bedroom with a beautifully finished ensuite bathroom creates a private and comfortable space for guests, teenagers or extended family. The backyard truly needs to be seen to be appreciated.

With an expansive deck, low-maintenance turf—perfect for the family pool—and a massive outdoor play structure, there is an incredible amount of space for children, pets, entertaining and summer evenings outdoors. Car enthusiasts and hobbyists will love the oversized 24' x 24' heated garage, complete with impressive 10-foot ceilings and plenty of room for vehicles, storage and projects. Central air conditioning keeps the home comfortable throughout the warmer months. Purchased by the original owner in 2010, this home has been part of an incredible family story. It is where he met his wife, where their family grew by three, and where years of love, laughter and milestones unfolded. Now, this special home is ready for its next chapter. Come experience the warmth, space and thoughtful details of 2518 Ravenswood View—and imagine the memories your family will create here.