



GRASSROOTS
REALTY GROUP

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1449 Ravenscroft Avenue SE
Airdrie, Alberta

MLS # A2331407



\$779,900

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	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 residence offers an impressive 3,089 sq. ft. of beautifully finished living space in the sought-after community of Ravenswood. Step inside the welcoming foyer and discover soaring 9-foot knockdown ceilings and a thoughtfully designed open-concept floor plan that's perfect for everyday living and entertaining. The chef-inspired kitchen is a true showpiece, featuring granite countertops, a large island with an undermount sink and seating, built-in wall oven, gas cooktop, and an oversized walk-in pantry. The bright dining area opens onto a spacious deck, creating the ideal setting for summer BBQs and outdoor gatherings, while the inviting living room is anchored by a beautiful gas fireplace. A main floor den provides the perfect space for a home office, study, or flex room. Upstairs, you'll find a sun-filled bonus room, a spacious primary retreat complete with a luxurious 5-piece ensuite and walk-in closet, two additional generously sized bedrooms, a full bathroom, and the convenience of upper-floor laundry. The fully developed basement is designed with entertaining in mind, offering a large family room with a built-in entertainment unit, a wet bar area, a spacious fourth bedroom, a full bathroom, and an abundance of storage. Outside, the meticulously maintained backyard is a private oasis featuring mature apple and pear trees, a charming garden area, storage shed, two-tiered deck, and a cozy firepit—perfect for relaxing or hosting family and friends. A unique bonus feature is the exterior hot-water tap, ideal for filling a kids' pool, washing the dog, or tackling outdoor cleanup in comfort. The oversized double attached garage is heated, fully drywalled, and easily accommodates a full-sized truck. Combining exceptional craftsmanship, thoughtful upgrades, and outstanding

functionality, this remarkable family home offers the perfect balance of comfort, style, and everyday convenience in one of Airdrie's most desirable communities.