



GRASSROOTS
REALTY GROUP

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2478 Ravenswood View SE
Airdrie, Alberta

MLS # A2331912



\$549,900

Division:	Ravenswood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,581 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Garden		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Pantry, See Remarks, Storage, Walk-In Closet(s)		
Inclusions:	Storage Shed, Raised Garden Beds, Black fridge in basement, Outdoor rain barrels.		

OPEN HOUSE this Sunday July 26 12-2 pm! BEAUTIFULLY LANDSCAPED BACKYARD - 3 BEDROOMS 2.5 BATHROOMS - DOUBLE DETACHED GARAGE - AMAZING LOCATION AND CURB APPEAL. If you've been searching for a home that offers fantastic curb appeal, a functional layout, and a welcoming community, this charming NuVista built two-storey in Ravenswood is one you won't want to miss! Start your mornings with a coffee or wind down in the evenings from the expansive covered front veranda featuring low-maintenance composite decking. Inside, the thoughtfully designed main floor is perfect for both everyday living and entertaining, with the open kitchen flowing seamlessly into the dining and living areas. The front living space is nicely separated from the rest of the home, making it an ideal flex room for a quiet retreat, home office, den, or additional sitting area. Completing the main floor is a convenient 2-piece powder room with laundry. Upstairs, you'll find the east-facing primary bedroom featuring a walk-in closet and private ensuite, along with two generously sized secondary bedrooms that share the main 4-piece bathroom. The basement is ready for your imagination to transform it into whatever best suits your lifestyle and already has some simple plumbing in place. Step outside from the mudroom into your outdoor oasis, with a beautiful stamped concrete deck with built in staggered, raised flowerbeds for the perfect relaxing zone, something you need to see in person to appreciate. To the side of your double detached garage with a paved back lane you have raised garden beds and a convenient storage shed too. Just a few minutes by car or an easy stroll brings you to all your daily essentials, including the shops at Kingsview Market, Yankee Valley Crossing, beautiful local parks with interconnected pathways, and two nearby

schools. From the inviting front veranda to the outstanding backyard and endless potential waiting inside, this is a home that combines comfort, convenience, and opportunity—schedule your private showing today!