



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

102, 2400 Ravenswood View SE
Airdrie, Alberta

MLS # A2331952



\$345,000

Division:	Ravenswood		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,179 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Assigned, Guest, On Street, Parking Lot, Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Private, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 299
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home, Pantry		

Inclusions: N/A

Welcome home to this beautifully designed two-storey townhouse, offering the perfect combination of modern style, functional living, and an unbeatable layout. Ideal for first time buyers, professionals, roommates, or small families, this home features two spacious primary bedrooms, each complete with its own private ensuite and generous walk-in closet, providing comfort and privacy for everyone. As you make your way into the home, the bright and inviting main floor showcases durable luxury vinyl plank flooring throughout, creating a seamless and contemporary living space. The well appointed kitchen is designed for both everyday living and entertaining, featuring granite countertops, a large centre island with seating, stainless steel appliances, and a spacious pantry for added storage. This is the ideal kitchen for entertaining while making delicious home cooked meals. The open concept layout flows effortlessly into the dining and living areas, making it easy to host family and friends. As you make your way downstairs you will find a full sized unfinished basement which provides incredible potential to expand your living space. Design the recreation room, home gym, office, or additional bedroom you've always wanted while adding value to your home. Step outside to your large, fully fenced private backyard, a rare find in townhouse living. Whether you're enjoying summer barbecues, relaxing with a morning coffee, or creating a space for kids and pets to play, this outdoor retreat offers endless possibilities. This townhome also boasts 1 assigned parking stall next to your backyard as well as ample street parking out front for when you host your friends and family. As well, this home offers the convenience of being close to schools, parks, playgrounds, and walking paths, with shopping, restaurants, grocery stores, and everyday amenities just a short drive away.

Whether you're commuting to work or spending time exploring the surrounding community, this location offers the perfect balance of convenience and lifestyle. If you are looking for a move-in ready home with room to grow, this is a fantastic opportunity to own a stylish, low maintenance home with exceptional indoor and outdoor living spaces.