



GRASSROOTS
REALTY GROUP

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44 Ravenslea Crescent SE
Airdrie, Alberta

MLS # A2332891



\$519,900

Division:	Ravenswood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,052 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Pantry, Storage, Vinyl Windows		

Inclusions: N/A

Welcome to the family-friendly community of Ravenswood, where comfort, style, and convenience come together in this inviting 3-bedroom, 2-bathroom bungalow. Whether you're purchasing your first home, downsizing, or simply looking for easy, functional living, this home is sure to check all the boxes. Step inside to a bright, open-concept main floor highlighted by a spectacular vaulted ceiling, beautiful ash hardwood flooring, and a cozy gas fireplace that creates a warm and welcoming atmosphere. The thoughtfully designed kitchen offers abundant cabinetry and counter space, a pantry, and a stainless steel/black appliances, making it equally suited for everyday living and entertaining. The main level also features a spacious primary bedroom complete with a walk-in closet and convenient cheater access to the main bathroom, along with a second bedroom that would make an ideal guest room, nursery, or home office. The partially finished basement extends your living space with a recreation area, a third bedroom, a 3-piece bathroom, a dedicated storage and laundry areas and a utility room—offering plenty of flexibility for family, guests, hobbies, or a home gym. Outside, you'll appreciate the home's charming curb appeal, beginning with the spacious covered front porch—the perfect place to enjoy your morning coffee and watch the sunrise. The backyard features an 11'2" x 9'9" deck for relaxing or entertaining, while the double detached garage provides ample room for parking and storage. Located in one of Ravenswood's most welcoming communities, this move-in-ready bungalow offers the perfect combination of thoughtful design, comfortable living, and everyday convenience. Hurry to book your private showing and see everything it has to offer.

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