



GRASSROOTS
REALTY GROUP

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**2177 Ravensdun Crescent SE
Airdrie, Alberta**

MLS # A2334169



\$829,900

Division:	Ravenswood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,662 sq.ft.	Age:	2021 (5 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		
Inclusions:	N/A		

Welcome to this exceptional Broadview Homes built two-storey offering 2,662 sq. ft. of beautifully designed living space above grade, plus a fully finished basement with a 2-bedroom illegal suite and a separate side entrance. Boasting 6 bedrooms and 3.5 bathrooms, this home is ideal for growing families, multi-generational living, or those seeking additional flexibility. Step inside to a bright, open-concept main floor featuring luxury vinyl plank flooring, a cozy gas fireplace, built-in speakers in the living room, and a chef-inspired gourmet kitchen complete with quartz countertops, a large centre island, built-in wall oven and microwave, gas range, and abundant cabinetry—perfect for entertaining and everyday living. Elegant tile flooring enhances all bathrooms. The upper level is thoughtfully designed with 4 spacious bedrooms, each featuring its own walk-in closet, a convenient upper-floor laundry room, and a stunning bonus room with a vaulted ceiling that creates an open and inviting space for family gatherings or a home office. The spacious primary suite offers a luxurious retreat with a beautifully appointed ensuite and generous walk-in closet. The professionally finished basement features a private side entrance, a 2-bedroom suite, a second gas fireplace, and comfortable living space, making it an excellent option for extended family or guests. Additional highlights include a double attached garage with a gas line for a future heater, plumbing rough-ins in both the garage and laundry room, a BBQ gas line in the backyard, pre-wiring for security cameras, and quality finishes throughout. Located in the sought-after community of Ravenswood, you'll enjoy easy access to schools, parks, playgrounds, walking paths, shopping, and major commuter routes. Offering outstanding craftsmanship, premium upgrades, and exceptional functionality, this move-in-ready

home is a rare opportunity you won't want to miss.