



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2584 Ravenslea Gardens SE
Airdrie, Alberta

MLS # A2344888



\$725,000

Division:	Ravenswood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,804 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, Aggregate, Alley Access, Double Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Level, Low Maintenance Landscaping		

Heating: High Efficiency, Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: TV Wall Mount x2, Shelving, Workbench and Cabinets in Detached Garage

Exceptional upgrades, impressive entertaining spaces and two double garages set this beautifully finished 4-bedroom, 3.5-bath home apart. Offering nearly 2,500 sqft of total living space, the home showcases rich narrow-plank hardwood, large-format tile, 9' knockdown ceilings on the main, triple-pane windows, custom top-down/bottom-up blinds, LED dimmable pot lighting and striking glass-panel railings. At the heart of the home is a sophisticated two-tone kitchen featuring quartz surfaces, a large island with flush eating bar, walk-in pantry, granite sink, soft-close cabinetry and high-end stainless steel appliances including a gas cooktop, built-in convection microwave/oven and panelled dishwasher. The adjoining living area is anchored by a dramatic brick feature wall and gas fireplace, while the dining area opens through patio doors to a south-facing, two-tier deck with an impressive pergola—ideal for indoor-outdoor entertaining. Upstairs, the spacious primary retreat includes a walk-in closet and luxurious 5-piece ensuite with built-in speakers, a fully tiled shower, separate soaker tub and sky light. The fully finished basement extends the living space with a large recreation room, bedroom, 4-piece bath, finished storage room and a wet bar with beverage cooler and stainless steel sink. Comfort is enhanced by dual-zone heating, central A/C, smart thermostats, high-efficiency gas furnace and water heater. Outside, enjoy irrigation, Gemstone exterior lighting, an exposed aggregate driveway and stamped concrete walkways with built-in lighting. Car enthusiasts, hobbyists and anyone needing exceptional storage will appreciate the rare garage setup: a double attached garage plus an oversized, heated double 23' x 19' detached garage with a 10' door and 240V power, along with stainless steel workbench and cabinetry. With parking for up to six vehicles, this property offers a

combination of polished living space, thoughtful upgrades and outstanding functionality that is difficult to duplicate.