



GRASSROOTS
REALTY GROUP

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128 Ravenskirk Close SE
Airdrie, Alberta

MLS # A2349729



\$749,900

Division:	Ravenswood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,926 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Covered, Double Garage Attached, Driveway, Enclosed, Garage Door Opener		
Lot Size:	0.00 Acre		
Lot Feat:	Back Yard, Cleared, Few Trees, Front Yard, Gazebo, Interior Lot, Landscaped		

Heating:	High Efficiency, Electric, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Marble, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Manufactured Floor Joist, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Pantry, Soaking Tub, Storage, Vinyl Windows, Wet Bar, Wired for Data		
Inclusions:	Shed		

Welcome to this stunning custom-built home, situated on an expansive lot and showcasing exceptional design and attention to detail from the moment you step through the front door. Enjoy year-round comfort with central air conditioning, along with a host of thoughtful upgrades including stair-step lighting, sensor-activated under-cabinet lighting, blackout blinds, an Ecobee smart thermostat, Ring doorbell, six 4K security cameras with colour night vision, and a Ring security alarm with no monthly cost. The main level features soaring 9-foot ceilings, glossy porcelain tile, and durable vinyl flooring throughout. The bright and spacious living area is surrounded by oversized windows and features a gas fireplace with a stylish tile surround and feature walls. The open-concept gourmet kitchen is designed for both everyday living and entertaining, offering granite countertops, rich cabinetry, a tiled backsplash, stainless-steel smart appliances, and a massive granite island complete with a prep sink. The airy dining area features a large bright window and a garden door leading to the back deck. Conveniently tucked away on this level is the garage-entry mudroom, complete with custom-built cubbies and hooks, along with stacked laundry machines. Upstairs, in-stair lighting and elegant spindled railings lead to an extra-wide hallway. The luxurious primary suite offers a spa-inspired 5-piece ensuite with double-sink vanities, granite countertops, ample storage, a soaker tub, and a glass-enclosed shower. The custom walk-in closet features built-in shelving and drawers. Two additional bedrooms, a 4-piece bathroom with granite countertops, and an impressive bonus room complete the upper level. Surrounded by four windows, the bonus room is filled with natural light and features a dramatic 72-inch fireplace. The fully finished basement is designed for entertaining and relaxation. It

includes a full bar with granite countertops, a wine fridge, dishwasher, and sink, plus a dedicated theatre room with surround sound—perfect for movie nights and gatherings. A gym and full bathroom with granite countertops and a walk-in shower complete this level. Outside, the fully fenced north-facing backyard offers a paved back alley, covered deck, and custom-built outdoor kitchen, creating an ideal space for summer entertaining. A shed provides additional storage. With its impressive scale, custom finishes, central air conditioning, smart-home features, extensive entertainment spaces, and beautifully designed indoor and outdoor areas, this exceptional home is ready to welcome its next owners.