



GRASSROOTS
REALTY GROUP

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1449 Ravenscroft Avenue SE
Airdrie, Alberta

MLS # A2350644



\$719,900

Division:	Ravenswood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,516 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Insulated, Oversized		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Manufactured Floor Joist, Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Wet Bar		
Inclusions:	Shelving in Garage		

Welcome to this Gem of a Home at 1449 Ravenscroft Avenue in Ravenswood, Airdrie. This immaculate and very well cared for home has been maintained to an exceptional standard by its original owners. Built by McKee Homes, an award winning Airdrie builder, it reflects the quality construction and above industry standard specifications the builder is known for. Offering 2515 sqft above grade, there is plenty of space for a growing family while still feeling warm and comfortable. The main floor features 9 foot ceilings and a bright, open layout connecting the kitchen, dining and living areas. Durable LVP Tile flooring runs throughout the main level, making it a practical choice for busy families and pets. The upgraded kitchen offers an abundance of cabinetry, granite countertops and a generous island with seating and an undermount sink. Premium appliances include a built in wall oven and microwave along with a gas cooktop, giving the kitchen a gourmet feel. An oversized walk in pantry adds excellent storage. The dining area easily accommodates a large table and opens directly to the backyard deck. The living room is inviting, with a full height fireplace creating a beautiful focal point. A separate main floor den is ideal for a home office, study or flex space. Upstairs, the generous bonus room provides another comfortable place for the family to relax. The spacious primary bedroom includes a five piece ensuite and generous walk in closet. Two additional bedrooms, a large full bathroom and upper floor laundry complete this level. The professionally developed basement brings the home to more than 3400 sqft of finished living space. The family and recreation room is perfect for movie nights, watching the game or simply hanging out together. Built in cabinetry creates a dedicated entertainment area, while the wet bar makes hosting easy. A fourth bedroom, a large full bathroom and

excellent storage complete the lower level. Central A/C keeps the home comfortable through the summer. The oversized heated double attached garage is fully drywalled and has room for a full sized truck. Outside, the beautifully maintained backyard features mature apple and pear trees, garden space, a storage shed, firepit area and generous deck space with a natural gas line for the BBQ. An exterior hot water connection is a great addition for rinsing muddy boots and pets, washing vehicles, filling a small pool or handling outdoor clean up. Ravenswood offers parks, playgrounds and pathways close to home, while Kingsview Market, Yankee Valley Crossing, groceries, restaurants, fitness facilities and everyday services are only minutes away. Quick access to the 40 Avenue interchange and Highway 2 makes commuting into Calgary simple and convenient. With its condition, quality and family friendly design, this one is hard to beat! Book a showing and enjoy!