



THE
A-TEAM

**RE/MAX
FIRST**

2020 RAVENSDUN Crescent, Airdrie T4A3K2

MLS®#: **A2125942**

Area: **Ravenswood**

Listing Date: **04/24/24**

List Price: **\$779,900**

Status: **Pending**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2021**

Lot Information

Lot Sz Ar: **5,134 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,545**

Low Sqft:

Ttl Sqft: **2,545**

DOM

25

Layout

Beds: **4 (4)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **5**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Few Trees,Gazebo,Low Maintenance Landscape,No Neighbours
Behind,Landscaped,Level,Street Lighting,Private
Additional Parking,Alley Access,Double Garage Attached,Front Drive**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Barbecue,Lighting,Private Entrance,Private
Yard,Rain Gutters,Storage**

Construction:

Stone,Vinyl Siding

Flooring:

Carpet,Ceramic Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer

Int Feat:

**Bar,Bathroom Rough-in,Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Natural Woodwork,No Smoking Home,Open
Floorplan,Pantry,Quartz Counters,Recessed Lighting,Soaking Tub,Storage,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`11" x 14`6"
Dining Room	Main	9`8" x 13`5"
Bedroom	Upper	13`10" x 14`10"
Walk-In Closet	Upper	5`0" x 14`5"
Bedroom	Upper	10`3" x 10`11"
4pc Bathroom	Upper	9`3" x 4`10"
Bonus Room	Upper	11`7" x 14`3"

Room	Level	Dimensions
Kitchen	Main	13`9" x 12`8"
2pc Bathroom	Main	6`5" x 5`3"
5pc Ensuite bath	Upper	13`10" x 9`7"
Bedroom	Upper	11`6" x 11`5"
Bedroom	Upper	10`3" x 11`3"
Laundry	Upper	5`5" x 7`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

1712467

Remarks

Pub Rmks:

This hidden gem features 4 WELL-SIZED BEDROOMS and a BRIGHT BONUS ROOM, making it one of the community's LARGEST and MOST EXPANSIVE HOMES! Additionally, it boasts an OVERSIZED LOT AND A HUGE GARAGE, adding to its allure and functionality. Situated in the desirable community of Ravenswood in Airdrie, this exceptional home has been designed with elegance, comfort, and style in mind. Distinctive features include an OPEN FLOOR PLAN, HIGH CEILINGS, luxury vinyl plank & ceramic tile flooring, a gorgeous kitchen, QUARTZ COUNTERS, and a walk-through pantry. The living room offers a cozy retreat, complete with an ELECTRIC FIREPLACE, perfect for entertaining or relaxing with loved ones. Upstairs, there are four great-sized bedrooms, a laundry room, main bathroom, and a bonus room. EXTRA-LARGE PRIMARY SUITE with an impressive ensuite featuring a relaxing soaker tub, separate shower, and double vanity. Outside, the backyard boasts a large DECK. The property also includes a back alley, offering the possibility of RV PARKING or ADDITIONAL PARKING as needed. Situated within WALKING DISTANCE to the local K-8 elementary school and the K-12 Francophone school, this home is perfect for families. Additionally, it is conveniently located across the street from a park with a hill for sledding and provides easy access to pathways leading to other PARKS AND PLAYGROUNDS. This stunning residence offers a perfect blend of modern features and comfortable living spaces. Don't miss out on the opportunity to make this your new home. Contact your Realtor today to arrange a viewing!

Inclusions:
Property Listed By:

None
Town Residential

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











