



THE
A-TEAM

**RE/MAX
FIRST**

224 RAVENSTERN Crescent, Airdrie T4A0W5

MLS®#: **A2126065**

Area: **Ravenswood**

Listing Date: **04/25/24**

List Price: **\$619,900**

Status: **Active**

County: **Airdrie**

Change: **-\$20k, 01-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2019**

Lot Information

Lot Sz Ar: **3,073 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,448**

Low Sqft:

Ttl Sqft: **1,448**

DOM

24

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Rectangular Lot

Double Garage Detached,Off Street

Utilities and Features

Roof: **Shingle**
Heating: **Central,Fireplace(s),Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator**
Int Feat: **Bathroom Rough-in,Bidet,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 4`8"	Dining Room	Main	13`6" x 9`2"
Kitchen	Main	13`6" x 12`1"	Living Room	Main	10`6" x 14`9"
3pc Ensuite bath	Second	7`7" x 4`11"	4pc Bathroom	Second	4`11" x 8`8"
Bedroom	Second	9`4" x 13`8"	Bedroom	Second	9`5" x 13`8"
Bedroom - Primary	Second	10`11" x 13`11"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1-L

1512450

Remarks

Pub Rmks:

Welcome to 224 Ravenstern Crescent SE in Airdrie, nestled within the prestigious community of Ravenswood. Perfectly positioned with easy access to Deerfoot Trail and Yankee Valley Blvd, this home offers convenience to shopping centers, restaurants, and amenities. Ideal for families, two schools, École des Hautes-Plaines/Airdrie Francophone School and Heloise Lorimer School are within walking distance. If indoor swimming is a favorite activity, Genesis Place is a mere 5-minute drive away, offering a variety of fitness classes for all ages. Step into this stunning residence boasting 3 bedrooms, 2 and a half baths, and over 1445 sq.ft of deluxe living space. The open-concept layout invites you into a gourmet kitchen featuring a quartz island and countertops, perfect for entertaining. A double detached garage, a fully landscaped yard with a deck and railing, and a charming front porch make outdoor living a delight. Laundry convenience is elevated with a second-floor location. The unfinished basement presents an opportunity for customization to suit your needs. Upgrades abound throughout the home, including stainless steel appliances, hardwood flooring, tiled floors, and rough-in plumbing in the basement. Outside, discover walking paths and playgrounds woven throughout the community, providing endless opportunities for outdoor recreation and family fun. Don't miss out on the chance to make this beautiful home yours. Call your favorite real estate agent today to schedule your private showing!

Inclusions:
Property Listed By:

**Dining table set, Black leather couch, centre table
eXp Realty**

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









