



THE
A-TEAM

**RE/MAX
FIRST**

2400 RAVENSWOOD View #322, Airdrie T4A0V7

MLS®#: **A2134463** Area: **Ravenswood** Listing Date: **05/22/24** List Price: **\$349,000**
 Status: **Active** County: **Airdrie** Change: **-\$10k, 21-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Airdrie**
 Year Built: **2015**
Lot Information
 Lot Sz Ar: **1,270 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **998**
 Low Sqft:
 Ttl Sqft: **998**

DOM

117
Layout
 Beds: **1 (1)**
 Baths: **1.5 (1 1)**
 Style: **Bungalow**

Parking

Ttl Park: **3**
 Garage Sz: **1**

Access:
 Lot Feat: **Landscaped**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco, Wood Frame**
 Heating: **Forced Air** Flooring: **Laminate**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Oven, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **Kitchen Island, Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`6" x 9`4"	Dining Room	Main	12`11" x 10`9"
Living Room	Main	16`4" x 11`8"	Laundry	Main	10`3" x 5`1"
Bedroom - Primary	Main	14`2" x 10`11"	2pc Bathroom	Main	
4pc Ensuite bath	Main				

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$309

Fee Simple

R3

Fee Freq:

Monthly

Legal Desc: **1513340**

Remarks

Pub Rmks: **Rare unit!! ZEN of RAVENSWOOD These never come up. Stunning vaulted ceiling bungalow with full hardwood package, flooded with natural light and a huge master with walk in closet and 4pce ensuite. Kitchen features Granite countertops, stainless steel appliances, Island (all open concept) 2 covered decks, single attached garage and parking for 2 cars on the driveway and a separate laundry room. Conveniently located near shopping and parks. Totally maintenance free all grass / snow looked after.**

Inclusions: **N/A**

Property Listed By: **Boutique Properties Inc.**

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