



THE
A-TEAM

**RE/MAX
FIRST**

59 RAVENSMOOR Manor, Airdrie T4A 0G9

MLS®#: **A2154431**

Area: **Ravenswood**

Listing Date: **08/01/24**

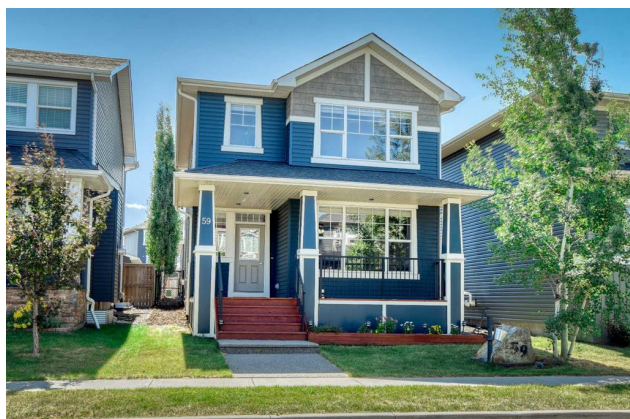
List Price: **\$635,000**

Status: **Pending**

County: **Airdrie**

Change: **-\$15k, 22-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2015**

Lot Information

Lot Sz Ar: **3,720 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,549**
Low Sqft:
Ttl Sqft: **1,549**

DOM

49
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Front Yard,Lawn,Landscaped,Level,Private,Rectangular Lot,See Remarks
Alley Access,Asphalt,Covered,Double Garage Detached,Enclosed,Garage Door Opener,Garage Faces
Rear,Insulated,Off Street,Oversized,Paved,RV Access/Parking,RV Garage,Secured,See Remarks,Side By Side**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Other,Private Entrance,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Garburator,Gas Stove,Microwave Hood Fan,Refrigerator,See Remarks,Washer/Dryer,Window Coverings,Wine Refrigerator**

Int Feat: **Bathroom Rough-in,Built-in Features,Ceiling Fan(s),Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,See Remarks,Separate Entrance,Soaking Tub,Stone Counters,Storage,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`8" x 5`0"
Kitchen	Main	12`5" x 11`9"
4pc Bathroom	Upper	7`10" x 4`11"
Bedroom	Upper	10`3" x 11`3"
Laundry	Upper	7`7" x 5`2"

Room	Level	Dimensions
Dining Room	Main	12`7" x 7`10"
Living Room	Main	12`11" x 16`4"
5pc Ensuite bath	Upper	8`4" x 8`9"
Bedroom	Upper	10`3" x 11`3"
Bedroom - Primary	Upper	12`4" x 14`10"

Title:
Fee Simple
Legal Desc:

1510268

Zoning:
R1-L

Remarks

Pub Rmks: **Welcome to #59 Ravensmoor Manor SE, an exquisite detached home situated in the community of Ravenswood, SE Airdrie. This property offers 3 bedrooms and 2.5 bathrooms in 1,550 square feet of thoughtfully designed living space. As you step inside, the front foyer leads you into the open-concept main floor, with elegant hardwood flooring. The living room, featuring a gas-burning fireplace, exudes warmth and charm, while the dining room, enhanced by custom built-in cabinetry and a beverage fridge, is ideal for hosting family gatherings. The chef's kitchen boasts top-of-the-line stainless steel appliances, floor-to-ceiling cabinetry, stone countertops, and overlooks the backyard. A 2-piece bathroom and mudroom complete the main floor. Upstairs, the primary bedroom showcases an ensuite with dual vanities, a separate tub and shower, and walk-in closet. Two additional bedrooms, a large laundry room, and a 4-piece bathroom complete the upper level. The unfinished basement currently provides ample storage space and presents opportunity for future development. Outdoors, you will find a fully-fenced southeast-facing backyard with the ultimate car enthusiast's dream garage (21' wide x 29' deep, 10 ft door height, insulated, and capable of accommodating some RVs), full-size hot tub with shuttered pergola surround, wooden deck with a natural gas BBQ hookup, and mature trees for added privacy. Other noteworthy upgrades here include central air conditioning, 9 ft ceilings on the main floor and basement, newer hot water tank, front-load washer and dryer with steam functionality, and 2-inch blinds package. This meticulously maintained home reflects pride of ownership and is perfectly situated within walking distance of public and French Immersion schools, local parks/pathways, and just minutes from local shopping/retail. This property won't last long - call now!**

Inclusions:
Property Listed By: **TV & Mount in Living Room, Hot Tub & Accessories, Pergola, Garage Shelving
MaxWell Capital Realty**

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

