



THE
A-TEAM

**RE/MAX
FIRST**

2400 RAVENSWOOD View #1517, Airdrie T4A 0V7

MLS®#: **A2162315** Area: **Ravenswood** Listing Date: **09/06/24** List Price: **\$399,900**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

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

Finished Floor Area
 Abv Sqft: **1,233**
 Low Sqft:
 Ttl Sqft: **1,233**

DOM

13
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **Townhouse**

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat: **Back Yard,Corner Lot,Street Lighting,Treed**
 Park Feat: **Assigned,Outside,Parking Lot,Stall**

Utilities and Features

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

Construction: **Composite Siding,Wood Frame**
 Flooring: **Carpet,Laminate**
 Water Source:
 Fnd/Bsmt:
See Remarks

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Soaking Tub,Storage,Track Lighting,Walk-In Closet(s)**
 Utilities: **Cable Connected,Electricity Connected,Natural Gas Connected,Garbage Collection,Phone Connected,Sewer Connected,Water Connected**

Room Information

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

Legal/Tax/Financial

Condo Fee:
\$242

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R3

Legal Desc: **1610798**

Remarks

Pub Rmks: **WELCOME to ZEN IN RAVENSWOOD featuring this IMMACULATE 2-story Townhouse that has 1233.79 Sq Ft of Living space, 2 Bedrooms w/EN-SUITES (4 pc each), a LARGE ATTIC 14'10" X 14'5" for STORAGE w/a DROP Down Ladder, a 2 pc Bathroom, a Pantry, an Assigned Parking Stall, + a FENCED Backyard Patio in the VIBRANT Community of RAVENSWOOD in Airdrie!!! We start w/GREAT Curb Appeal as you drive through the TREE-LINED streets that border the community. A CHARMING Covered front porch is the entry into the Foyer. You will see the 9' Ceilings, Recessed Lighting, an OPEN CONCEPT FLOOR Plan (making it CONVENIENT, + SPACIOUS), BIG Windows allowing in NATURAL LIGHT, + Laminate Flooring throughout. The GENEROUS-SIZED Living Room is PERFECT for ENTERTAINING Loved Ones, + put your feet up on the couch after a long day. The Dining Room will fit a LARGE table to GATHER around for those meals w/FAMILY, + FRIENDS as you share LAUGHTER, + make MEMORIES. This SLEEK KITCHEN is the 'HEART of the HOME' w/WARM Brown Cabinetry, SS APPLIANCES, QUARTZ Countertops incl/Center ISLAND for those On-the-Go meals, + a PANTRY. There is an ORGANIZED Utility Room, + a 2 pc Bathroom to complete the Main floor. A door leads out to the Fenced Backyard Patio area for BBQs (Gas Line too), Gardening, Summer Dining outside, LOUNGING in a chair, or looking up at the STARRY night. It works for pets, + children playing in the sunshine outside, + fresh air. The carpeted Upper Floor incl/a Raised STORAGE Closet w/Metal Shelving making it Easy access. The HUGE Primary Bedroom has a 4 pc EN-SUITE bathroom. A CONVENIENT Laundry Room incl/Stacked Washer-Dryer combo, + overhead is the ATTIC STORAGE Space w/Drop Down Ladder. There is SO MUCH STORAGE=VALUE for the \$\$\$\$. There is the 2nd Bedroom which has a 4 pc EN-SUITE Bathroom for those Guests, or use this space as a HOME office. LIVING in ZEN is COMFORTABLE, + STYLISH. If you are ever WORRIED ABOUT PET restrictions, LOOK NO MORE, PETS are ALLOWED. Also, with a PET WASH in the Spring/Summer months. This is an opportunity for anyone looking to move out of renting, or apartment living into a home of their own. An assigned parking stall is right in front of the townhouse, incl/Visitor parking, + plenty of street parking. This QUIET, + NEIGHBOURLY Community of Ravenswood is close to Parks, Playgrounds, Walking Pathways, Schools, Recreation, Retailers, Entertainment, + Services. Near Nose Creek along paved pathways, a 10-minute drive to Cross Iron Mills Mall, + a 5-minute drive to Hwy 2. Take a minute to BOOK your showing TODAY to EXPERIENCE this COZY HOME in an AMAZING location!!!**

Inclusions:
Property Listed By: **Draperies, Venetian Blinds
RE/MAX House of Real Estate**

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