



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2132 RAVENSDUN Crescent, Airdrie T4A 3K3**

MLS®#: **A2163111**

Area: **Ravenswood**

Listing Date: **09/05/24**

List Price: **\$739,700**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **2018**

Finished Floor Area

Abv Sqft: **1,246**

Low Sqft:

Ttl Sqft: **1,246**

Lot Information

Lot Sz Ar: **5,244 sqft**

Lot Shape:

DOM

**13**

Layout

Beds: **4 (2 2 )**

Baths: **3.0 (3 0)**

Style: **Bungalow**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Gazebo,Low Maintenance Landscape,Street Lighting,Private**  
Park Feat: **Double Garage Attached,Heated Garage,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Built-in Features,Ceiling Fan(s),Closet Organizers,Granite Counters,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,See Remarks,Storage,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Foyer</b>	<b>Main</b>	<b>6`4" x 5`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`4" x 9`8"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`3" x 8`0"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>5`5" x 4`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>13`11" x 8`4"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`7" x 4`11"</b>
<b>Family Room</b>	<b>Basement</b>	<b>16`1" x 15`2"</b>

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>15`4" x 10`11"</b>
<b>Pantry</b>	<b>Main</b>	<b>4`1" x 3`10"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`11" x 12`11"</b>
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>8`8" x 6`4"</b>
<b>Laundry</b>	<b>Main</b>	<b>7`10" x 5`5"</b>
<b>Sunroom/Solarium</b>	<b>Main</b>	<b>11`11" x 11`8"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`2" x 8`6"</b>

**Bedroom**  
**Storage**  
**3pc Bathroom**

**Basement**  
**Basement**  
**Basement**

**12`5" x 9`4"**  
**4`9" x 3`4"**  
**9`1" x 8`6"**

**Storage**  
**Storage**  
**Furnace/Utility Room**

**Basement**  
**Basement**  
**Basement**

**9`4" x 4`10"**  
**13`7" x 5`2"**  
**11`11" x 9`1"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1712467**

Zoning:  
**R1**

Remarks

Pub Rmks:

**Welcome to this rare to find fully finished BUNGALOW home with 4 bedrooms, 3 full bathrooms, A/C, an OVERSIZED HEATED GARAGE, backyard sunroom solarium & rocking over 2200 sq ft of total developed living space. The main level greets you with a large natural sunlight filled living room with an electric fireplace feature wall that flows seamlessly into the dining room & kitchen with high quality Kitchen Aid stainless steel appliances, granite countertops & pantry. Step outside into the private backyard and enjoy the unique sunroom solarium - this is hard to find in Airdrie! Down the hall you'll find the primary bedroom that is large enough to easily fit a king sized bed plus furniture, has a walk-in closet & an ensuite bathroom that includes a granite vanity. The main floor also boasts another full bathroom, a spacious/well laid out laundry room and 2nd bedroom that could easily be used as an office if needed. The fully developed basement features another full bathroom, two more bedrooms, a large utility room, storage room (tons of storage in this home), linen room & a large family room that is perfect for an exercise space, movie nights, entertaining or hobbies. It's refreshing to see a bungalow property with such a great location that has so much to offer at this price point!**

Inclusions:  
Property Listed By:

**Garage Heater, Sunroom Solarium**  
**Grassroots Realty Group**

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











