



THE
A-TEAM

**RE/MAX
FIRST**

60 RAVENSLEA Crescent, Airdrie T4A 0H3

MLS® #: **A2163898**

Area: **Ravenswood**

Listing Date: **09/07/24**

List Price: **\$625,000**

Status: **Active**

County: **Airdrie**

Change: **-\$14k, 18-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2011**

Finished Floor Area

Abv Sqft: **1,808**

Low Sqft:

Ttl Sqft: **1,808**

Lot Information

Lot Sz Ar: **5,562 sqft**

Lot Shape:

DOM

12

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Corner Lot,Front Yard,Garden,Low Maintenance Landscape,Landscaped,Pie Shaped Lot
Alley Access,Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer: **Public Sewer**
Ext Feat: **Private Entrance,Private Yard**

Construction: **Brick,Concrete,Manufactured Floor
Joist,Mixed,Silent Floor Joists,Vinyl Siding,Wood
Frame**
Flooring: **Carpet,Laminate,Vinyl Plank**
Water Source: **Drinking Water**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Electric Water Heater,Garage Control(s),Gas Water Heater,Microwave,Range Hood,Refrigerator,Stove(s),Washer/Dryer,Window
Coverings,Wine Refrigerator**

Int Feat: **Built-in Features,Central Vacuum,Crown Molding,Granite Counters,Kitchen Island,Low Flow Plumbing Fixtures,No Smoking Home,Pantry,Recessed Lighting,Soaking
Tub,Vinyl Windows**

Utilities: **Cable Internet Access,Cable Connected,Electricity Connected,Natural Gas Available,Fiber Optics Available,Garbage Collection,High Speed Internet Available,Phone
Available,Satellite Internet Available,Sewer Connected,Underground Utilities,Water Connected**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	24`11" x 17`9"	Eat in Kitchen	Main	12`0" x 14`2"

Living Room	Main	12`7" x 15`0"	2pc Bathroom	Main	3`6" x 8`0"
Bedroom - Primary	Second	12`11" x 14`1"	4pc Ensuite bath	Second	13`8" x 9`3"
Bedroom	Second	9`11" x 10`1"	Bedroom	Second	10`2" x 11`11"
4pc Bathroom	Second	5`1" x 8`10"	Laundry	Second	7`3" x 7`3"
Flex Space	Basement	24`11" x 17`9"	Bedroom	Basement	11`6" x 11`10"
3pc Bathroom	Basement	8`1" x 5`5"			

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **R-1**
 Legal Desc: **0815001**

Remarks

Pub Rmks: **Welcome home! this four bedroom Broad View home must be seen to appreciated. Wait till you see the massive table in the kitchen. Beautiful mosaic back splash and granite counters in the kitchen. The double sided fireplace is a cozy addition. Built in bar fridge in the kitchen are great for entertaining. The Basement has been professionally developed with great use of space. This single family home is nestled on a quiet crescent. Boasting a nice garage in the back lane. Close to schools and green space. Many upgrades throughout.**

Inclusions: **stove, fridge, dishwasher, microwave, washer and dryer, all window coverings, bar fridge, wine cooler**
 Property Listed By: **RE/MAX Real Estate (Central)**

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











