



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2137 RAVENSDUN Crescent, Airdrie T4A 3K3**

MLS®#: **A2173443**

Area: **Ravenswood**

Listing Date: **10/16/24**

List Price: **\$879,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **2021**

Lot Information

Lot Sz Ar: **5,010 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard,Few Trees,Street Lighting**  
Park Feat: **Double Garage Attached,Heated Garage**

DOM

**1**

Layout

Beds: **6 (4 2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator**  
Int Feat: **Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Stone Counters,Storage,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`9" x 4`9"	Dining Room	Main	11`11" x 13`4"
Foyer	Main	7`0" x 12`2"	Kitchen	Main	16`0" x 15`7"
Living Room	Main	12`11" x 17`5"	Office	Main	8`11" x 10`9"
Pantry	Main	5`1" x 12`1"	4pc Bathroom	Upper	10`6" x 7`7"
5pc Ensuite bath	Upper	11`6" x 11`3"	Bedroom	Upper	9`11" x 15`0"
Bedroom	Upper	10`5" x 10`11"	Family Room	Upper	15`10" x 16`0"
Laundry	Upper	5`2" x 7`1"	Bedroom	Upper	13`10" x 13`3"

Bedroom - Primary  
3pc Bathroom  
Bedroom  
Game Room

Upper  
Basement  
Basement  
Basement

12`10" x 17`0"  
9`2" x 4`9"  
9`0" x 16`4"  
14`1" x 12`10"

Walk-In Closet  
Bedroom  
Kitchen

Upper  
Basement  
Basement

11`6" x 4`11"  
8`5" x 18`2"  
14`10" x 15`6"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1712467**

Zoning:  
**R1**

Remarks

Pub Rmks:

**3D Tour Available. Welcome to this exquisite front garage property in the desired and established community of Ravenswood in Airdrie. This home features a total of 6 Bedrooms with 3.5 Washrooms and separate entry to basement with 3600 Sq ft (approx) of living area. Upon arrival, you are greeted by an oversized foyer with beautiful luxury vinyl plank flooring and a spacious main floor office/flex room with large window and 9' ceilings that sprawl into the open concept main floor. The open space features a gorgeous white gourmet kitchen with extended upper cabinets, pot and pan drawers, quartz counters, walk through corner pantry, gas range with chimney hood fan and an extra long kitchen island. The kitchen has upgraded high end appliances. The living room features large windows with full floor to ceiling tile natural gas fireplace. The dining area is bright and hosts an oversized table and opens to the large backyard with an extended cement patio deck and huge landscaped back yard. The upper level features a large central bonus room and 4 big size bedrooms. The primary bedroom has a large walk-in closet and beautiful 5 piece ensuite with dual vanity sinks, standing shower with full tile to ceiling and soaker tub. Two bedrooms have large closets and the third bedroom has a walk in closet. They all have a common 5 piece bathroom with dual vanity sinks and a large laundry room complete with granite counter top and storage racks. The beautiful professionally developed basement with permits has a separate side entrance with 2 big bedrooms with walk in closets , 3 piece washroom, large wet bar w/ dishwasher and oversized fridge, and a big recreational area. Basement also has a stand up washer/dryer room and linen closet. Basement is currently used as a successful Airbnb hosting place. Big backyard has a beautiful oversized cement patio with gas hookup, yard shed/cement pad, and ample space for kids to enjoy. The house offers a heated garage with built in racks on both sides for extra storage. Ravenswood is family friendly neighbourhood host to 8.2 hectares of strategically placed greenspace, 6 convenient parks, four amazing playgrounds and a community soccer field all connected by 2.4 kms of winding scenic pathways. Resident also enjoy the close proximity to wide variety of dining, shopping, dining entertainment places which includes Walmart, Superstore, Cross iron mall and Costco with 15 min drive to the Calgary International Airport and 30 min to Calgary Downtown. This is your opportunity !!**

Inclusions:  
Property Listed By:

**Backyard Shed, Garage Heater, Dishwasher(Basement), Refrigerator (Basement)  
CIR Realty**

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













