



THE
A-TEAM

**RE/MAX
FIRST**

1391 RAVESCROFT Way, Airdrie T4A0L7

MLS®#: **A2175854**

Area: **Ravenswood**

Listing Date: **11/01/24**

List Price: **\$699,900**

Status: **Active**

County: **Airdrie**

Change: **-\$10k, 19-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2013**

Finished Floor Area
Abv Sqft: **1,643**
Low Sqft:
Ttl Sqft: **1,643**

Lot Information

Lot Sz Ar: **4,373 sqft**
Lot Shape: **Lot size is approximate, waiting on RPR for actual measurements**

Access:
Lot Feat: **Back Yard,Few Trees**
Park Feat: **Double Garage Attached,Driveway,Heated Garage**

DOM

20
Layout
Beds: **4 (3 1)**
Baths: **3.0 (3 0)**
Style: **Modified Bi-Level**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Ceiling Fan(s),Closet Organizers,Dry Bar,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`3" x 15`1"
Bedroom	Main	13`2" x 10`0"
Living Room	Main	15`10" x 13`9"
Bedroom - Primary	Second	16`9" x 15`11"
Walk-In Closet	Second	9`1" x 5`0"
Game Room	Basement	14`0" x 20`10"
Laundry	Basement	9`11" x 8`5"

Room	Level	Dimensions
4pc Bathroom	Main	9`5" x 5`1"
Bedroom	Main	13`2" x 10`3"
Dining Room	Main	15`4" x 14`11"
5pc Ensuite bath	Second	13`0" x 9`0"
Bedroom	Basement	11`3" x 12`7"
4pc Bathroom	Basement	5`11" x 9`9"

Title: **Fee Simple**
Legal Desc: **1013752**

Zoning: **R1**

Remarks

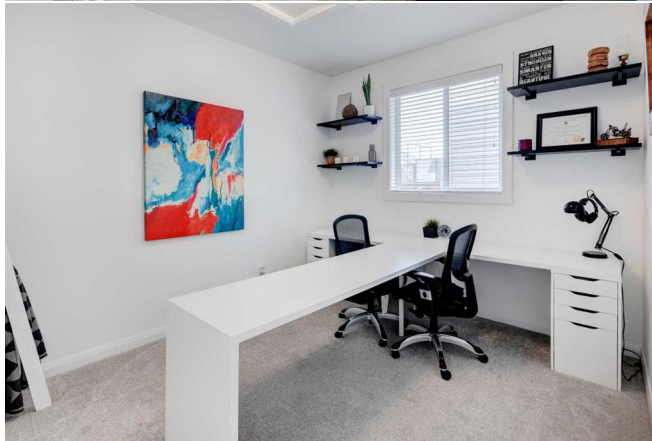
Pub Rmks: ****Price reduction** You must come see this beautiful, fully developed home with so many amazing features, in the sought after neighbourhood of Ravenswood. The INCREDIBLE KITCHEN is sure to impress with the lovely quartz counters, high end SS appliances and abundance of upgraded cabinets with crown molding all the way to the ceiling. Above the MASSIVE ISLAND you cannot help but notice the very elegant coffered ceiling with recessed lighting. Just off the kitchen is a generous living room with high vaulted ceilings and an awesome stone wall with a FIREPLACE. Finishing off the main floor is the stylish dining area, 2 spacious secondary bedrooms and a full bathroom. Head upstairs to your tremendous primary suite with great windows, vaulted ceilings, huge walk in closet and wonderful 5 piece ensuite including a large soaker tub. The theme of HIGH CEILINGS is carried on into the basement where the 4th bedroom, a full bathroom and a wonderful family room complete with fireplace and dry bar area are located. The DOUBLE ATTACHED garage is heated with top of the line radiant heat that will not disappoint on those cold winter nights. In the fully fenced back yard you will find a great 2 tiered deck and area for the kids to play. Book your showing today!!**

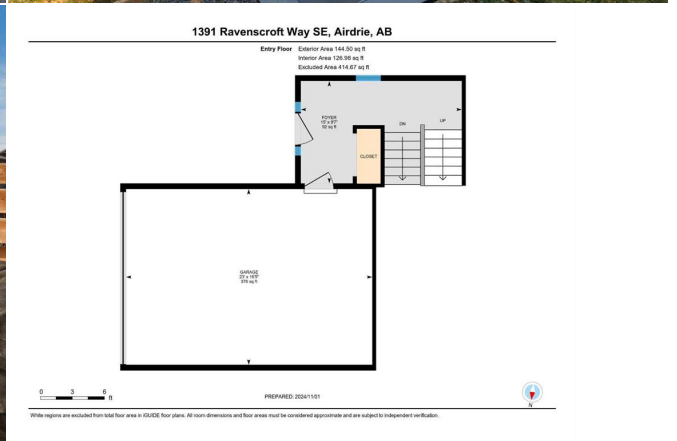
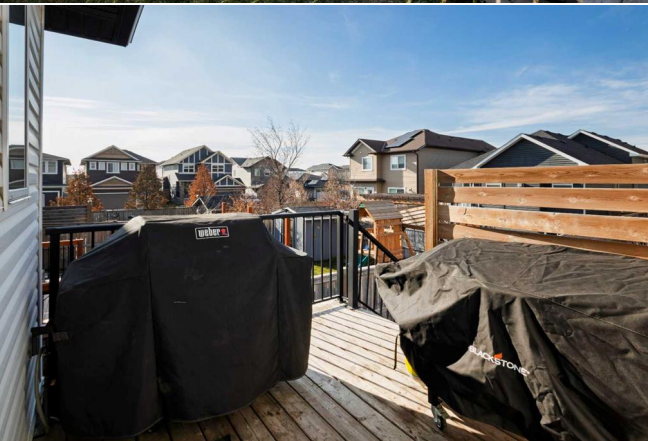
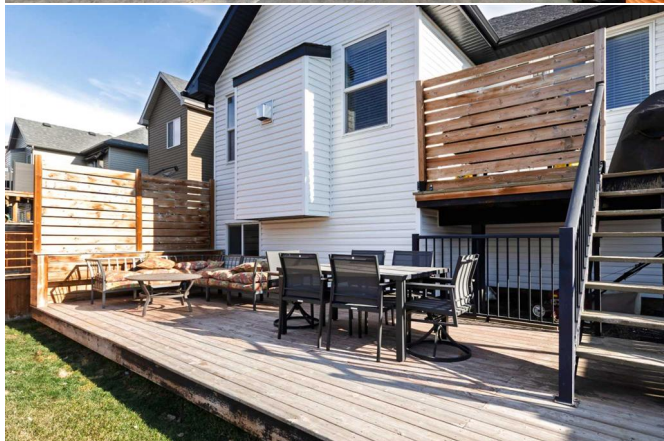
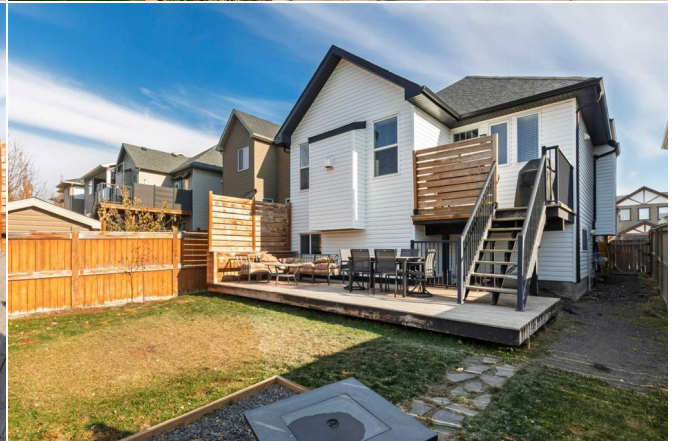
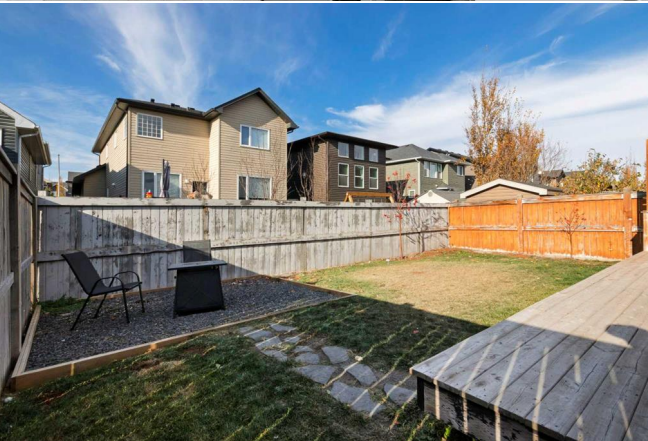
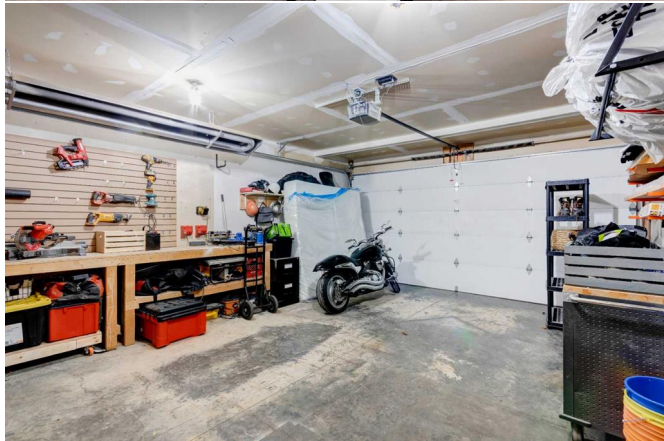
Inclusions: **Keg system in dry bar area**
Property Listed By: **Century 21 PowerRealty.ca**

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









1391 Ravenscroft Way SE, Airdrie, AB

Main Floor Exterior Area 999.30 sq ft
Interior Area 941.27 sq ft



PREPARED: 2024/1/01



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

1391 Ravenscroft Way SE, Airdrie, AB

2nd Floor Exterior Area 500.34 sq ft
Interior Area 438.05 sq ft
Excluded Area 120.02 sq ft



PREPARED: 2024/1/01



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1391 Ravenscroft Way SE, Airdrie, AB

Basement (Below Grade) Exterior Area 1032.16 sq ft
Interior Area 820.97 sq ft



PREPARED: 2024/1/01



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