



THE
A-TEAM

**RE/MAX
FIRST**

341 RAVENSTERN Link, Airdrie T4A 0W5

MLS®#: **A2177977** Area: **Ravenswood** Listing Date: **11/21/24** List Price: **\$749,900**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie**
 Year Built: **2018**
Lot Information
 Lot Sz Ar: **4,546 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,251**
 Low Sqft:
 Ttl Sqft: **1,251**

DOM

61
Layout
 Beds: **3 (2 1)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

Ttl Park: **5**
 Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Low Maintenance Landscape,Irregular Lot,Landscaped,Underground Sprinklers,See Remarks**

Park Feat:

Additional Parking,Alley Access,Double Garage Attached,Driveway,Front Drive,Garage Faces Front,Garage Faces Rear,Heated Garage,Insulated,Single Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency,Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Private Yard**

Construction: **Silent Floor Joists,Stone,Vinyl Siding,Wood Frame**
 Flooring: **Vinyl,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garburator,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Storage,Suspended Ceiling,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen With Eating Area	Main	13`8" x 13`8"	Dining Room	Main	8`0" x 12`5"
Living Room	Main	10`11" x 16`5"	Foyer	Main	10`3" x 6`0"
Bedroom - Primary	Main	12`11" x 12`11"	Bedroom	Main	9`11" x 11`7"
4pc Ensuite bath	Main	8`7" x 7`8"	4pc Bathroom	Main	8`1" x 5`5"
Game Room	Basement	25`11" x 33`4"	Bedroom	Basement	10`4" x 11`0"
3pc Bathroom	Basement	11`5" x 5`4"	Furnace/Utility Room	Basement	10`7" x 9`3"

Title:
Fee Simple
Legal Desc:

Zoning:
R1

1512450

Remarks

Pub Rmks: **((OPEN HOUSE Saturday January 18th 12 - 3pm)) Welcome home to this exceptional, fully finished McKee-built bungalow, complete with air conditioning and two heated garages! The thoughtfully designed main floor boasts a primary bedroom with a walk-through closet featuring California Closet finishings, leading to a gorgeous 4pc ensuite. Additionally, there is a second bedroom and another full 4pc bathroom on the main floor. The dream kitchen shines with white cabinetry, pull-out drawers in the lower cabinets, and upgraded granite countertops, complemented by stainless steel appliances. The sizable living room includes an ultra-wide electric fireplace with a remote to set the ambiance. The dining room, ideally situated, opens onto the fully decked backyard, perfect for entertaining day or night with ample space for gatherings. Enjoy a 10-person hot tub with accessories, and an 75" TV visible through the window of the second garage—ideal for keeping up with the big game! The second garage also serves as a potential workshop. Included are two propane heaters, a fire table, and a swing. Descend to the basement to find a man cave designed for games and movies, an additional full 4pc bathroom, and a bedroom. Not to be overlooked, the utility area is equipped with a soaker sink, water softener, and reverse osmosis system. This incredible home also features LED exterior holiday lighting with a remote and an irrigation system for the front lawn. Don't miss out—call today for your personal tour!**

Inclusions: **Hot Tub and Accessories, Propane Heat Lamps x 2, Propane Fire Pit Table, 75" TV in Rear Garage, Swing on deck, Xmas Lights on House / Remote**
Property Listed By: **Royal LePage Benchmark**

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









