



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**71 RAVENSTERN Point, Airdrie T4A 0W5**

MLS®#: **A2179936**

Area: **Ravenswood**

Listing Date: **11/19/24**

List Price: **\$589,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **2017**

Lot Information

Lot Sz Ar: **4,072 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,128**  
Low Sqft:  
Ttl Sqft: **1,128**

DOM

**1**

Layout

Beds: **3 (2 1 )**  
Baths: **3.0 (3 0)**  
Style: **4 Level Split**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Landscaped**  
Park Feat: **Alley Access,Double Garage Detached,Heated Garage,Insulated,RV Access/Parking**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Ceiling Fan(s),Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Vaulted Ceiling(s),Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	11`9" x 15`3"	Living Room	Main	13`1" x 9`8"
Kitchen	Main	9`2" x 12`8"	4pc Bathroom	Upper	
4pc Ensuite bath	Upper		Bedroom	Upper	8`7" x 15`6"
Bedroom - Primary	Upper	12`6" x 11`10"	4pc Bathroom	Lower	
Bedroom	Lower	7`11" x 12`2"	Family Room	Lower	19`7" x 14`4"
Laundry	Lower	4`3" x 8`5"	Game Room	Basement	19`9" x 23`10"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1-L**

**1512450**

Remarks

Pub Rmks:

**Welcome to 71 Ravenstern Point SE—a home so good, you'll wish you'd found it sooner. Picture this: a stunning 4-level split, set on a corner lot in a quiet cul-de-sac, w/ 2233 sq ft of developed space, packed with features that make you go, "Wow!" from the moment you walk in. Step inside to discover 3 spacious bedrooms and 3 full bathrooms, thoughtfully designed to maximize space and privacy. Entertain guests or unwind with family in the bright and airy main living area (notice the incredible vaulted ceilings!!). The beautiful kitchen boasts sleek finishes including SS appliances, granite countertops, ample counter space, & a large pantry. It connects seamlessly to the dining and living areas, making it a dream for hosting and everyday living. Up the stairs, you'll find the primary bedroom w/ 4 pc ensuite (dual sinks and w/i shower) and a spacious walk-in closet. A large additional bedroom and 4 pc bathroom complete this level. The lower family room sets the tone for relaxation with a gas fireplace—perfect for those chilly Alberta evenings. A 3rd bedroom, 3rd full bathroom and the spacious laundry room can be found on this level as well. The fully finished basement adds to the home's impressive versatility, offering a cozy recreation room and a bonus crawl space for all your storage needs. Outdoors, the features are just as impressive. The double detached garage is insulated, drywalled & heated and provides plenty of room for vehicles, tools, & toys. Being a corner lot, this property offers an oversized yard - perfect for summer backyard hangs with friends or letting your furry friends run around. The back fence has a double gate offering the option for RV or trailer parking on site as well! Situated in the highly sought-after Ravenswood community you're minutes away from schools, parks, and shopping, all while enjoying the peace of suburban living. This is more than just a house; it's the lifestyle upgrade you've been waiting for. Don't miss your chance to own this one-of-a-kind property in Ravenswood—schedule your private tour today!**

Inclusions:  
Property Listed By:

**Garage Door Opener + 1 remote, Garage Heater, Negotiable: Treadmill  
Royal LePage Benchmark**

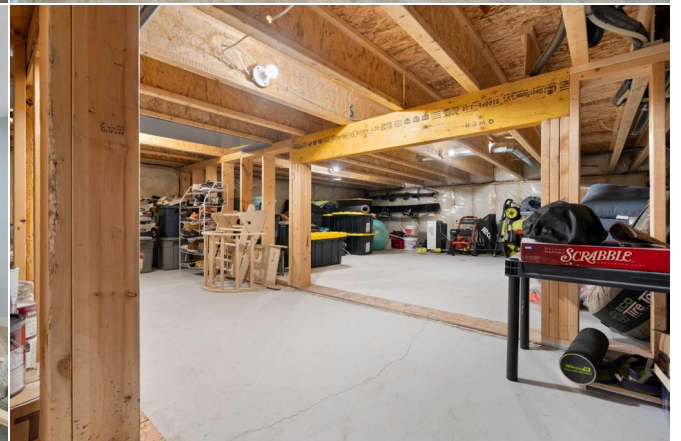
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

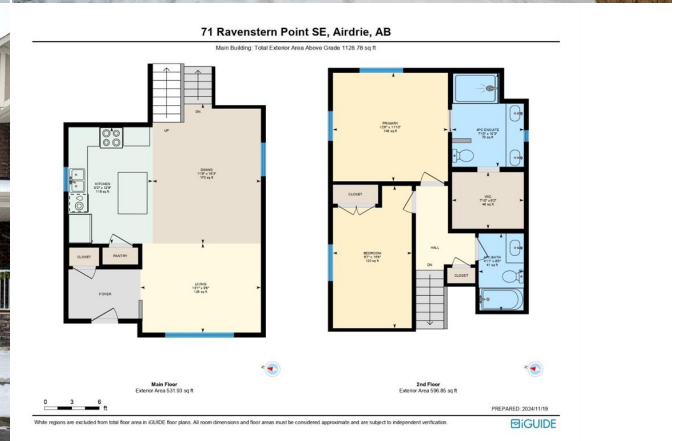
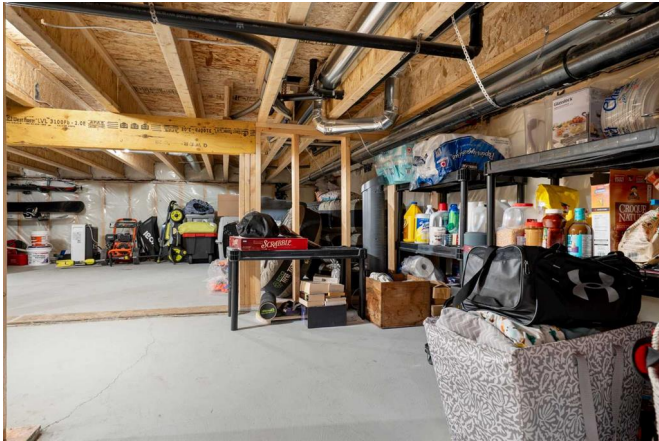






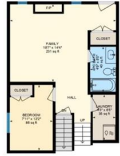






71 Ravenstem Point SE, Airdrie, AB

Main Building, Total Exterior Area Above Grade 1128.79 sq ft



Lower Main Floor (Below Grade)  
Exterior Area 552.17 sq ft



Basement (Below Grade)  
Exterior Area 544.82 sq ft



PREPARED: 2024/11/09

NOTE: Dimensions are indicated from floor area in CLUSEC floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

