



THE
A-TEAM

**RE/MAX
FIRST**

151 RAVENSCROFT Green, Airdrie T4A 0A5

MLS®#: **A2181777** Area: **Ravenswood** Listing Date: **12/02/24** List Price: **\$654,900**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Detached**
 City/Town: **Airdrie**
 Year Built: **2009**
Lot Information
 Lot Sz Ar: **4,161 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,885**
 Low Sqft:
 Ttl Sqft: **1,885**

DOM

51
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **High Ceilings, Open Floorplan, Pantry**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 5`0"	Dining Room	Main	10`10" x 14`1"
Foyer	Main	10`10" x 10`3"	Kitchen	Main	11`4" x 11`0"
Living Room	Main	16`0" x 13`11"	Mud Room	Main	9`11" x 6`4"
4pc Bathroom	Second	9`4" x 4`10"	4pc Ensuite bath	Second	12`2" x 12`8"
Bedroom	Second	12`2" x 8`11"	Bedroom	Second	12`2" x 8`9"
Bonus Room	Second	17`0" x 14`4"	Bedroom - Primary	Second	12`6" x 14`1"
Furnace/Utility Room	Lower	25`0" x 14`1"			

Title: **Fee Simple**
 Zoning: **R1**
 Legal Desc: **0815001**

Remarks

Pub Rmks: **Nestled in the desirable neighborhood of Ravenswood, this beautifully upgraded two-storey home is the perfect blend of modern luxury and practical design. Ready for its new owners, the home has been thoughtfully renovated throughout, from the fully updated kitchen to the stunning primary bedroom ensuite. The heart of the home is the gourmet kitchen, featuring top-of-the-line appliances, including a gas stove, making it ideal for those who love to cook. A water softener and central AC have also been installed, ensuring comfort and efficiency. The home has been upgraded with pet-resistant carpeting, a thoughtful touch for families with pets, adding both durability and style. The spacious, open feel of the home is accentuated by the soaring 9-foot ceilings, giving it a bright and airy atmosphere. Upstairs, the fully renovated master ensuite is a true retreat, offering a luxurious space to unwind after a long day. For those who love to entertain, the two-tier deck provides an impressive outdoor space, complete with two gazebos—perfect for hosting gatherings or simply enjoying quiet moments in the fresh air. This home offers a perfect combination of modern upgrades, functional living spaces, and an inviting outdoor area, making it a wonderful place to call home. Don't miss out on the opportunity to experience it for yourself.**

Inclusions: **NA**
 Property Listed By: **CIR Realty**

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







