



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**222 RAVENSCROFT Green, Airdrie T4A 0H2**

MLS®#: **A2184588**

Area: **Ravenswood**

Listing Date: **12/30/24**

List Price: **\$649,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **2014**

Lot Information

Lot Sz Ar: **4,372 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,804**

Low Sqft:

Ttl Sqft: **1,804**

DOM

**22**

Layout

Beds: **2 (2 )**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Few Trees,Front Yard,Lawn,Irregular Lot,Landscaped,Level**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Chandelier,Closet Organizers,Double Vanity,Granite Counters,Kitchen Island,Open Floorplan**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Mud Room</b>	<b>Main</b>	<b>7`3" x 8`10"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`8" x 9`7"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`0" x 4`11"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`7" x 16`9"</b>
<b>Family Room</b>	<b>Basement</b>	<b>23`11" x 20`7"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>10`8" x 11`1"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`4" x 20`7"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>9`9" x 4`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`11" x 12`0"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>11`5" x 14`3"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1211843**

Zoning:  
**R1**

Remarks

Pub Rmks:

**Discover this impeccably maintained 2-bedroom, 2.5-bathroom home offering 1,804 sqft of refined living space. Featuring hardwood floors, central air conditioning, and a 2020 roof, this home is a perfect blend of style and functionality. The primary suite is a true retreat, with a luxurious ensuite featuring a deep soaker tub, dual sinks, a custom walk-in closet, and a cozy three-sided gas fireplace. Enjoy seamless indoor-outdoor living with dual backdoors opening onto a massive 28' x 12' deck, complete with dual gas BBQ hookups—perfect for entertaining! The built-in Sonos music package, with speakers inside and out, enhances the ambiance. Additional highlights include upstairs laundry with a drop-down ironing board. The basement is open and unfinished, awaiting your final touches. Ideally located near shopping, playgrounds, and with easy access to the QEII, this home offers unparalleled comfort and modern convenience. Your dream home awaits!**

Inclusions:  
Property Listed By:

**Sonos Music package w/ built in speakers in and out, Alarm system (no contract)  
Frame Realty Group Inc.**

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







