

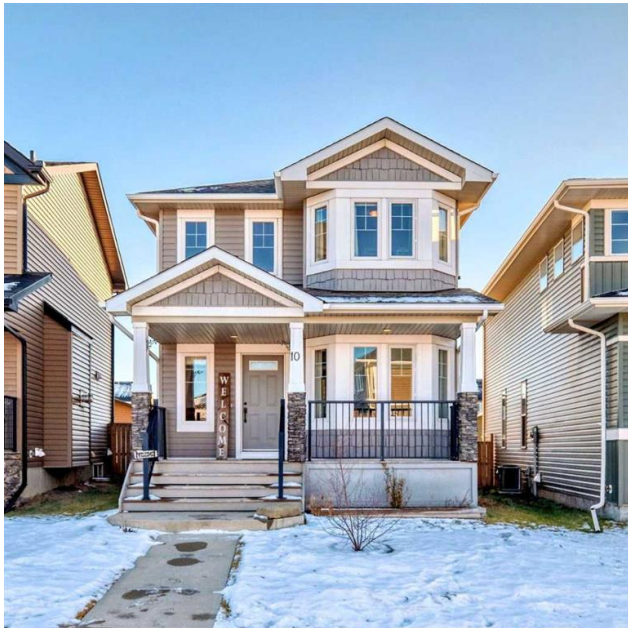


THE
A-TEAM

**RE/MAX
FIRST**

10 RAVENSWYND Rise, Airdrie T4A 0K1

MLS® #: **A2185503** Area: **Ravenswood** Listing Date: **01/09/25** List Price: **\$564,900**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie**
 Year Built: **2013**
Lot Information
 Lot Sz Ar: **3,659 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,503**
 Low Sqft:
 Ttl Sqft: **1,503**

DOM

13
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Back Lane,Back Yard,City Lot**
 Park Feat: **Off Street,Parking Pad**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Range,Humidifier,Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Kitchen Island,Open Floorplan,Pantry,Stone Counters**
 Utilities:

Room Information

| Room | Level | Dimensions |
|------------------|--------|---------------|
| Covered Porch | Main | 19`0" x 7`9" |
| Den | Main | 11`6" x 8`11" |
| Laundry | Main | 5`3" x 3`3" |
| Living Room | Main | 14`0" x 12`8" |
| Kitchen | Main | 12`5" x 9`2" |
| Bedroom | Second | 10`6" x 9`0" |
| 4pc Bathroom | Second | 8`2" x 4`11" |
| 3pc Ensuite bath | Second | 10`6" x 4`11" |

| Room | Level | Dimensions |
|-------------------|--------|---------------|
| Entrance | Main | 9`0" x 5`10" |
| 2pc Bathroom | Main | 5`3" x 5`4" |
| Dining Room | Main | 9`4" x 11`7" |
| Entrance | Main | 3`11" x 3`5" |
| Pantry | Main | 3`8" x 3`8" |
| Bedroom | Second | 9`7" x 9`10" |
| Bedroom - Primary | Second | 13`0" x 13`8" |
| Walk-In Closet | Second | 4`7" x 4`7" |

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **1111139**

Zoning: **R1-L**

Remarks

Pub Rmks:

Welcome to 10 Ravenswynd Rise SE, a move-in-ready gem in the sought-after community of Ravenswood, Airdrie - steps away from not one - but two schools and the park! As you enter you will be greeted by a show-stopping two-story entryway that's bright, airy, and just dramatic enough to make every return home feel like a grand entrance. To your right, you'll find a sunny front den—ready to be whatever you need—a stylish office, guest room, a cheerful playroom, or the ultimate command center for keeping life organized. As you wander further in, the open-concept main floor unfolds and invites you in. The living room features a beautiful custom built-in fireplace/media unit with stone surround—hello, ambiance—and flows effortlessly into the dining area and kitchen. And oh, this kitchen! Stainless steel appliances, a striking tile backsplash, and pendant lights that hang over an oversized island with a breakfast bar—because everyone knows the best conversations happen around the island. The fresh white cabinetry and walk in pantry add to the hub of this home where everything has its place. Step through the back entry onto a two-tiered deck that's practically screaming for summer BBQs and evening stargazing. Beyond that? A backyard with plenty of room for kids, pets, or that dream detached garage you've been thinking about with a ready to go concrete pad already poured. Upstairs, you'll find a master bedroom that feels more like a retreat, complete with a walk-in closet and a private 3-piece ensuite. Two additional bedrooms and a 4-piece main bath ensure everyone has their own space to unwind. The unfinished basement is ready and waiting for whatever your heart desires—a home gym, a movie den, or maybe just a really big storage area for all those things you keep saying you'll organize (this is a judgment-free zone). Nestled in the family-friendly community of Ravenswood that's only minutes away from everything you could need, this home combines small-town charm with modern conveniences. With schools, parks, pathways, and local amenities all within arm's reach, life here is designed to be convenient and wonderfully stress-free. This home on a private street with great access is sold by its original owners, and is ready to welcome its next chapter—and maybe, its next family. This isn't just a house; it's the start of your next adventure. Don't let it slip away—come see it before someone else falls in love!

Inclusions: **N/A**
 Property Listed By: **CIR Realty**

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







