



THE
A-TEAM

**RE/MAX
FIRST**

245 RAVENSMOOR Link, Airdrie T4A 0J8

MLS®#: **A2189072**

Area: **Ravenswood**

Listing Date: **01/21/25**

List Price: **\$614,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2015**

Lot Information

Lot Sz Ar: **4,693 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,360**
Low Sqft:
Ttl Sqft: **1,360**

DOM

0

Layout

Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Open Lot,See Remarks**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Dog Run,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Refrigerator,Washer**
Int Feat: **Kitchen Island,Pantry,See Remarks,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`5" x 10`10"
Dining Room	Main	8`11" x 6`0"
Laundry	Main	5`4" x 5`2"
Foyer	Main	6`9" x 5`8"
Walk-In Closet	Upper	5`7" x 4`3"
Storage	Basement	4`0" x 3`4"
Bedroom	Upper	11`4" x 9`5"

Room	Level	Dimensions
Kitchen	Main	11`4" x 8`8"
Family Room	Basement	17`9" x 16`10"
Furnace/Utility Room	Basement	8`2" x 6`4"
Walk-In Closet	Upper	5`7" x 4`6"
Walk-In Closet	Upper	5`7" x 4`3"
Bedroom - Primary	Upper	13`9" x 11`0"
Bedroom	Upper	11`5" x 9`3"

Bedroom
4pc Bathroom
4pc Bathroom

Basement
Upper
Basement

10`4" x 7`4"
7`5" x 4`11"
7`7" x 6`2"

4pc Ensuite bath
2pc Bathroom

Upper
Main

7`4" x 5`4"
4`11" x 4`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1510268

Zoning:
R1-L

Remarks

Pub Rmks:

Looking for the perfect family home? Look no further—this one has it all! This beautiful detached home in Ravenswood, Airdrie, features 3 bedrooms upstairs, each with a walk-in closet, shared 4-pce bath, and the primary bedroom features a 4-pc ensuite. The main level offers a kitchen with an island, family room and a 2-pc bath. The fully finished basement includes a home-theatre system, a fourth bedroom, and another 4-pc bath. The HUGE west backyard boasts a hot tub with it's own deck, a swimming pool and a double detached garage that features 30 potlights! Freshly painted, and newer appliances, this home is ready for it's next family. Call your favourite Realtor today!

Inclusions:
Property Listed By:

TV Mount in Primary Bedroom, Wall-Mounted Fireplace in Basement, Pool, Hot Tub.
CIR Realty

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











