



THE
A-TEAM

**RE/MAX
FIRST**

2644 RAVENSLEA Gardens, Airdrie T4A 0T2

MLS® #: **A2191213** Area: **Ravenswood** Listing Date: **01/30/25** List Price: **\$659,900**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie**
 Year Built: **2014**
Lot Information
 Lot Sz Ar: **4,259 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,836**
 Low Sqft:
 Ttl Sqft: **1,836**

DOM

23
Layout
 Beds: **2 (2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Low Maintenance Landscape,Landscaped,Level,See Remarks**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency,Forced Air**
 Sewer:
 Ext Feat: **Other**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,See Remarks,Storage**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	14`10" x 13`8"	Kitchen	Main	13`7" x 11`9"
Dining Room	Main	10`0" x 5`3"	Den	Main	9`2" x 8`5"
Family Room	Lower	27`9" x 13`5"	Laundry	Main	8`7" x 5`7"
Furnace/Utility Room	Lower	11`5" x 7`11"	Storage	Lower	8`10" x 4`7"

Bedroom - Primary
4pc Ensuite bath
4pc Ensuite bath
Flex Space

Upper
Upper
Upper
Lower

18`10" x 14`1"
0`0" x 0`0"
0`0" x 0`0"
9`11" x 8`5"

Bedroom
2pc Bathroom
4pc Bathroom

Upper
Main
Lower

18`8" x 11`3"
0`0" x 0`0"
0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1313182

Zoning:
R1

Remarks

Pub Rmks:

This stunning fully finished family home in the desirable community of Ravenswood offers an impressive 2740 SF of living space, designed with both functionality and style in mind. With 2 spacious primary suites, each featuring its own ensuite and large walk-in closet, this home is ideal for families seeking both privacy and comfort. The main floor welcomes you with a grand entrance, soaring foyer, and an elegant staircase, setting the tone for the modern vibe throughout. The gourmet kitchen is a true highlight, showcasing rich dark cabinetry, sleek white granite counters, and upgraded appliances. The open concept design flows seamlessly into the dining area and great room, which features a trendy linear fireplace and offers direct access to the south-facing deck, perfect for entertaining or relaxing in the sun. An office/den, laundry room, and half bath complete the main level, adding practicality to the home's already impressive layout. Upstairs, the two primary suites provide luxurious retreats, each with its own deluxe ensuite and expansive walk-in closet. The fully developed basement adds even more value, offering a versatile rec space or oversized bedroom, a full bathroom, and ample storage options. The private backyard is an entertainer's dream, featuring maintenance-free landscaping, artificial turf, vinyl fencing, a gas line for the BBQ, and rear lane access. Additional highlights include newer A/C, deck railings, fresh paint throughout, a double attached garage, upgraded window treatments, high ceilings, and a stylish river rock creek bed. With easy access to schools, parks, and all amenities, this home is a true gem that offers everything your family could need. Don't miss your chance to view this exceptional property—book your private showing today!

Inclusions:
Property Listed By:

NA
2% Realty

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











