



THE
A-TEAM

**RE/MAX
FIRST**

125 RAVENSTERN Crescent, Airdrie T4A 0W3

MLS® #: **A2191691**

Area: **Ravenswood**

Listing Date: **02/07/25**

List Price: **\$575,000**

Status: **Pending**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Airdrie

Abv Sqft:

1,617

Year Built:

2017

Low Sqft:

Ttl Sqft:

1,617

Lot Information

Lot Sz Ar:

2,862 sqft

Lot Shape:

DOM

15

Layout

Beds:

4 (4)

Baths:

3.0 (3 0)

Style:

4 Level Split, Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane, Front Yard, Landscaped, Paved

Double Garage Detached, Garage Faces Rear, Heated Garage, Insulated, Oversized

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air, Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

Stone, Vinyl Siding, Wood Frame, Wood Siding

Flooring:

Carpet, Laminate

Water Source:

Fnd/Bsmnt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Int Feat:

No Smoking Home, Vaulted Ceiling(s), Vinyl Windows

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Lower	4`11" x 8`5"	Family Room	Lower	14`5" x 15`2"
Laundry	Lower	4`5" x 8`8"	Dining Room	Main	11`3" x 9`9"
Foyer	Main	8`3" x 5`5"	Kitchen	Main	9`0" x 12`9"
Living Room	Main	12`0" x 13`4"	4pc Bathroom	Second	8`7" x 4`11"
4pc Ensuite bath	Second	7`10" x 7`7"	Bedroom	Second	8`7" x 11`2"

Bedroom
Game Room
Bedroom

Second
Basement
Third

8`7" x 9`11"
19`4" x 21`9"
8`0" x 13`10"

Bedroom - Primary
Furnace/Utility Room

Second
Basement

12`1" x 13`2"
11`5" x 9`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1512450

Zoning:
R2-T

Remarks

Pub Rmks:

FULLY FINISHED 4-Level Split | 3 Bedrooms UP + Flex Room on 3rd Level | HEATED OVERSIZED GARAGE | Walkout 3rd Level | Central A/C | NO CONDO FEES Welcome to this fantastic 4-level split duplex in the desirable community of Ravenswood. Offering a thoughtfully designed layout with nearly 2,000 sq. ft. of developed living space, this home provides the perfect balance of open-concept living and private retreats for the entire family. Step inside to a bright and inviting main floor, where VAULTED CEILINGS create an airy and spacious feel. The open-concept living area seamlessly connects the living room, dining room, and kitchen, making it ideal for both everyday living and entertaining. The kitchen is beautifully finished with stainless steel appliances, GAS stove, quartz countertops, and ample cabinet space, providing plenty of room for cooking and gathering. On the upper level, you'll find three generously sized bedrooms, including a primary suite with a large walk-in closet and a private ensuite bathroom. An additional full bathroom serves the secondary bedrooms, making this layout ideal for families. The lower levels add even more functional space, featuring two separate family rooms—perfect for a home office, media room, playroom, or gym—as well as a flex room that can be used as a fourth bedroom or guest space. The fully finished walkout 3rd level provides easy access to the fully fenced and no maintenance backyard. The finished basement extends your living area and houses TONS of STORAGE within the utility room. Notable upgrades include central AIR CONDITIONING for year-round comfort and a double detached OVERSIZED, HEATED garage, offering a warm, spacious, and versatile area for parking, storage, or hobbies. Located in the heart of Ravenswood, this home is steps from schools (K-5 Public School and K-12 Francophone school), parks, walking trails, and playgrounds. Everyday conveniences like Kingsview Market, Save-On-Foods, No Frills, and local dining options are just minutes away. This move-in-ready home is waiting for you to make it your own. Book your private viewing today!

Inclusions:
Property Listed By:

White linen cabinet in lower level back door closet, white garage shelving
Real Broker

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











