



THE
A-TEAM

**RE/MAX
FIRST**

312 RAVENSTERN Link, Airdrie T4A 0W5

MLS® #: **A2203155** Area: **Ravenswood** Listing Date: **03/27/25** List Price: **\$710,000**
 Status: **Pending** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie** Finished Floor Area
 Year Built: **2017** Abv Sqft: **1,767**
 Lot Information
 Lot Sz Ar: **4,182 sqft** Low Sqft:
 Lot Shape: Ttl Sqft: **1,767**

DOM

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

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space**
 Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Ceiling Fan(s),Double Vanity,Kitchen Island,Open Floorplan,Pantry,See Remarks,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	14`0" x 12`7"	Dining Room	Main	11`0" x 9`11"
Living Room	Main	14`7" x 12`0"	Family Room	Upper	13`9" x 12`1"
Game Room	Basement	21`11" x 11`1"	Living Room	Basement	13`10" x 10`5"
Laundry	Upper	9`7" x 5`3"	Mud Room	Main	5`8" x 5`5"
Foyer	Main	11`6" x 10`9"	Bedroom - Primary	Upper	12`8" x 12`3"
Bedroom	Upper	10`6" x 10`3"	Bedroom	Upper	10`7" x 10`5"
Walk-In Closet	Upper	6`7" x 5`1"	2pc Bathroom	Main	5`1" x 5`1"

4pc Bathroom

Upper

9`11" x 4`11"

4pc Ensuite bath

Upper

9`11" x 5`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1512450

Zoning:
R1

Remarks

Pub Rmks: **Welcome to this amazing 3 bedroom, 2.5 bathroom, 2,238 sq ft detached home, with walking paths and playground steps from your backyard! Step into your grand foyer welcoming you to your open concept main floor; with large kitchen showcasing an oversized island, giving ample counter space and lots of storage in your white maple cabinets. The dining room at the rear of the house is a showstopper with large windows letting in tons of natural light while looking out at the green space and includes a custom built in bench for added storage! Your main floor living room features a stunning feature wall with a gas fireplace to cozy up to, and you have A/C for those hot summer days! Upstairs you will find 3 bedrooms with the master having a walk-in closet and ensuite bathroom with his and hers sinks. You'll also have easy access to your laundry room being on your upper level as well as a spacious bonus room; the perfect space for lounging with your family. The basement was finished with a large rec area to use as you please with lots of storage under the stairs, and a bathroom framed in ready for your finishing touches! Outside you'll find a large deck, easy access through your gate to 1 of many parks and walking paths, and who doesn't love an oversized HEATED garage for those cold winters. Don't miss out on the opportunity to live in the wonderful community of Ravenswood, with its 2 schools, and only a 10 minute drive to CrossIron Mills and Costco!**

Inclusions:
Property Listed By: **Ventilation System, Shed, Garage Heater
Real Broker**

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











