

118 Ravenscroft Green SE  
Airdrie, Alberta

MLS # A2285428



**\$609,000**

<b>Division:</b>	Ravenswood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,824 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, No Neighbour		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Skylight(s), Soaking Tub, Storage, Vinyl Windows

**Inclusions:** Garage controls,

Meticulous, designer-inspired two-story home in the Airdrie community of Ravenswood. The welcoming foyer leads into a bright, open-concept main living area. The kitchen is beautifully appointed with a central island and breakfast bar, new stainless-steel appliances (including an exceptional gas range), and a walk-in pantry. Open to the kitchen, the family room features a cozy gas fireplace and outdoor views of the adjoining green space with its convenient walkway. Step outside to a private, fully fenced backyard with a fire pit—perfect for summer evenings with friends. Upstairs discover a bright, spacious bonus room, three bedrooms, and a 4-piece main bath. The primary retreat offers a customized walk-in closet and a 4-piece ensuite complete with a soaker tub and skylight. The unfinished lower level awaits a finishing design to suit your lifestyle. Ideally located close to Heloise Lorimer School and École des Haute-Plaines (K&dash;12), with easy access to Highway 2 for easy commuting north and south, including YYC airport and downtown Calgary.