

**2176 Ravensdun Crescent SE
Airdrie, Alberta**

MLS # A2223319



\$949,900

Division:	Ravenswood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,527 sq.ft.	Age:	2021 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		

Inclusions: Chimney hood, built in closets in walk in dressing room, built in oven, warming drawer, large deep freeze in the mechanical room, built in griddle in back yard on island, hot tub, pergolas, gas fire pit in back yard, TV & Mount in living room, umbrella in back yard. large shed on west side yard. Dressing room chandeliers, make up table in dressing room, ceiling fans, raised garden beds in back yard, mirrored closet in "His" walk in closet.

OPEN HOUSE SUNDAY MAY 25 FROM 2PM TO 4PM Welcome to this exquisitely designed 4-bedroom, 3.5-bathroom home located in the highly sought-after community of Ravenswood in Airdrie. Step inside and experience a ONE OF A KIND designed home! This custom built Pacesetter Home features SO MANY SHOW-STOPPERS - a bright open-concept main floor kitchen, dining room and living room, home office, and an INCREDIBLE backyard entertainment experience. The gourmet kitchen is a culinary dream with incredible upgraded BLACK STAINLESS STEEL appliances, built-in oven, microwave and warming drawer, 6 burner gas stove, dishwasher, wine fridge, oversized pantry with built in shelving, and ample counter space. The kitchen island is MASSIVE and features a black leathered granite countertop - perfect for entertaining family or hosting dinners. Wait until you experience the Primary suite in this home - featuring HIS and HERS walk in closets - only HERS is an entire dressing room dedicated to bringing your wardrobe dreams to life. Rounding off the upper level are two more large bedrooms, a central bonus room perfect for family nights, LVP throughout the upper floor, an extremely well organized laundry room and full bathroom for ultimate convenience. The fully finished basement offers even more living space with a recreation room, bedroom, 3-piece bath, and dedicated storage and utility areas—including a large, upright freezer. One of the BEST features of this home is the back yard entertainment oasis - it's an entire experience! Complete with an upgraded composite, two-tiered deck, hot tub and pergola, built-in dining island and griddle, fire pit, raised garden bins, and a large shed—perfect for year-round entertaining. The oversized double attached garage with upgraded overhead door includes 220V

plug, and exposed aggregate front driveway offer ample parking and storage. No expense was spared when this home was built, including GEMSTONE LIGHTING and VERY LOW MAINTENANCE landscaping - and it is now FOR SALE by the ORIGINAL OWNERS! Move-in ready with every detail thoughtfully curated—this is the home you’ve been waiting for. BOOK YOUR SHOWING TODAY - this home won't last long!