

**1402 Ravenscroft Avenue SE
Airdrie, Alberta**

MLS # A2253501



\$574,000

Division:	Ravenswood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,235 sq.ft.	Age:	2012 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped		

Heating: Forced Air

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Stone, Vinyl Siding

Foundation: Poured Concrete

Features: Ceiling Fan(s), Kitchen Island, Soaking Tub, Vinyl Windows, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: N/A

****OPEN HOUSE SATURDAY SEPTEMBER 6, 2-4 PM**.** Step into this immaculate bungalow, lovingly maintained by its original owners and ready for you to simply move in and enjoy. Located in a friendly, well-established community known for its quiet streets, walking paths, and welcoming neighbors, this home offers the perfect blend of peaceful living and modern convenience. With 2 spacious bedrooms and 2 full bathrooms on the main floor, this thoughtfully designed layout is ideal for comfortable one-level living. The open-concept living area flows beautifully into a fully fenced and landscaped backyard—perfect for summer BBQs, morning coffee, or playtime with the pup. Dreaming of more space? The untouched basement offers limitless potential—imagine adding an extra bedroom or two, a full bathroom, a cozy family room, or even a self-contained in-law suite (pending city approval). Enjoy added bonuses like main-floor laundry, a double attached garage with direct access, and extras that truly make this home feel turnkey: custom window coverings, fully finished landscaping, and tasteful finishes throughout. It’s like buying new—without the wait or added expense.