

\$669,000 - 1306 Ravenscroft Way Se, Airdrie

MLS® #A2103404

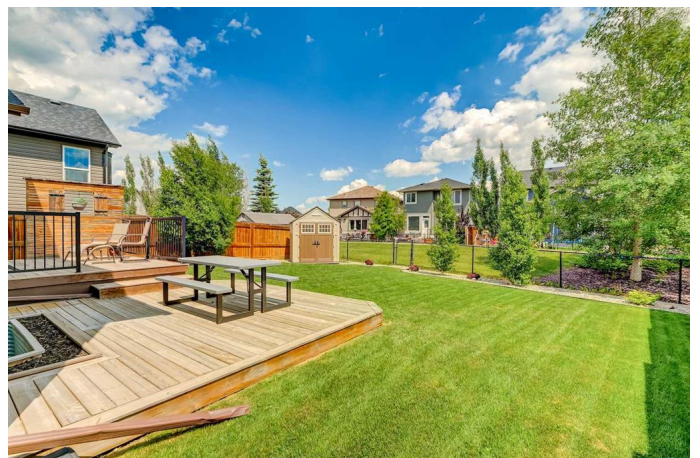
\$669,000

4 Bedroom, 4.00 Bathroom, 1,919 sqft

Residential on 0.12 Acres

Ravenswood, Airdrie, Alberta

Welcome to 1306 Ravenscroft Way. This air-conditioned Mckee-built home is FULLY DEVELOPED and backs onto a GREEN SPACE and walking paths. With a total of 4 bedrooms, 3.5 bathrooms, and a bonus room, this is a rare opportunity for an ideal family home. Inside, warm neutral tones and an open-concept living space create a calming atmosphere. The kitchen is the heart of the home and features ample cabinetry with black hardware, an upgraded tile backsplash, sleek stainless steel appliances (with a gas line run to the stove), and a large quartz island for entertaining. The dining room has sliding glass doors that lead out to the spectacular east-facing backyard. The bright living room is enhanced by a corner fireplace with full-height stone and a wood beam mantle as well as large windows. A convenient mudroom adds a practical touch with beautiful custom millwork that creates clever storage options. A half bath finishes off this level. Head upstairs and you will discover a fantastic central bonus room, ideally separating the kid's space from the adults. The spacious primary suite includes an ensuite bathroom that features a soaker tub, a separate shower, and a large walk-in closet, making this space the perfect retreat at the end of the day. Two more great-sized bedrooms, a secondary bathroom, and a laundry room with built-ins complete the second floor. The fully developed basement offers additional living space featuring a recreation room, a 4th bedroom, a full



bathroom, and a storage room. Throughout the home, you will love and appreciate the added touches of care and customization that make it truly stand apart. Outside, the large backyard serves as an oasis, with an expansive two-tiered deck. Mature trees add privacy, while direct access to the pathway enables you to enjoy Ravenswood's outdoor amenities conveniently. Being within walking distance of schools is an added advantage to this incredible community. Additionally, you'll have quick access to shops, and restaurants, as well as an easy commute out of the city.

Built in 2013

Essential Information

MLS® #	A2103404
Price	\$669,000
Sold Price	\$690,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,919
Acres	0.12
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1306 Ravenscroft Way Se
Subdivision	Ravenswood
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 0J4

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, Front Yard, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 25th, 2024
Date Sold	February 2nd, 2024
Days on Market	8
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.