

**131 Ravenscroft Close SE**  
**Airdrie, Alberta**

**MLS # A2303616**



**\$699,900**

<b>Division:</b>	Ravenswood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,087 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Drive Through, Heated Garage, Oversized, Tandem		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** OTR Microwave Hood Fan, A/C, Garage Heater, TV Mounts, Closet Organization in Secondary Bedroom, Basketball Hoop

Located in Ravenswood and just steps from two elementary schools (including a French option), this is the kind of home that makes everyday life feel easy. Set on an ~6000 sqft pie lot, there's no shortage of space. Whether you're dreaming of a pool, need room for kids and dogs to run, or just want a backyard you can actually enjoy. The composite deck is ready for summer, and the triple slider off the dining area creates that seamless indoor-outdoor flow. The triple car tandem garage is the star of the show, with an additional overhead door to the backyard. Perfect for projects, toys, or extra access when you need it. Add in a large driveway, and there's room for everything. Inside, the open floorplan is filled with natural light thanks to all the extra windows, and the hardwood floors add warmth throughout the main level. The living room is anchored by a gas fireplace, while the kitchen is designed to keep up with real life. Loads of cabinetry, functional, and centred around a peninsula that makes cooking, hosting, and everyday moments feel connected. Bonus: the pantry leads to the garage for easy unloads. Upstairs, the primary suite is spacious and bright, complete with a walk-in closet and a 5-piece ensuite. Two more bedrooms, another full 5-piece bath (2 sinks means less fighting), and a thoughtfully designed laundry room with folding counter and storage make this level as practical as it is comfortable. The bonus room gives you that extra space everyone wants for either movie nights, a playroom, or a quiet place to unwind. The basement is ready for whatever you have in mind. Extras include A/C, a 75-gallon hot water tank, and a heated garage. A home that offers space, function, and flexibility inside and out. Garage is 24'5" x 20'1" - Tandem is 24'5"x 12'2"