

**603, 2400 Ravenswood View SE
Airdrie, Alberta**

MLS # A2307449



\$418,500

Division:	Ravenswood		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,258 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Garage Door Opener, Insulated, Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 353
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Quartz Counters, Recessed Lighting, Vinyl Windows		

Inclusions: n/a

This beautiful home in Zen of Ravenswood offers over 1700 sq ft of developed living space for you to call home! This modern design features large bright rooms starting with a spacious foyer to greet guests plus the open concept kitchen living room and dining room are perfect for entertaining and enjoying family time together. The well appointed kitchen features modern cabinetry, quartz counters and stylish pedestal lights over the breakfast bar. Featuring a brand new fridge, there is also a stainless steel oven, microwave/hoodfan, dishwasher and a spacious pantry. The living room features a built in desk ideal for a workspace from home. Patio doors from the dining area lead to a small fenced in backyard. (New sod will be laid this week!) There is also a 2 piece powder room in the hall. Upstairs there are two large bedrooms with full ensuite baths, and there is a stacked washer & dryer in the upper hall that are just 2 years old. The primary bedroom features a spacious walk-in closet while the second bedroom also features a deep closet for good storage. The fully finished basement is designed for a large recreation room with a large area for a 3rd studio style bedroom with an egress window. There is a gorgeous 3 piece bath with a large walk-in tile shower with glass doors that you will love for a total of 3.5 bathrooms throughout. A spacious garage is insulated and drywalled and will keep your vehicle, bikes and sporting goods cozy, dry, and safe! There is also a long driveway for two additional cars off the street, but this townhome is south facing along Ravensloch Heights for tons of additional street parking for visitors. You'll love this fabulous location just steps away from open farmers' fields and countryside, enjoying walking paths and nature right beside you. Easy access to shopping, schools, parks and playgrounds, there is also easy access to Cross Irons

Mills, Costco, and Calgary. Ready for quick possession date with terrific value for a modern, well cared for home!