

64 Ravenskirk Heath SE
Airdrie, Alberta

MLS # A2309767



\$549,900

Division:	Ravenswood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,313 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Granite Counters, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: TV Wall Mount,

Welcome to this beautifully maintained and move-in ready two-storey home located in the sought-after community of Ravenswood in Airdrie. Offering over 1,300 sq ft above grade plus an undeveloped basement ready for your future vision, this charming property combines stylish finishes, functional living space, and incredible value for families, professionals, or first-time buyers alike. From the moment you arrive, you'll appreciate the attractive curb appeal featuring a welcoming covered front veranda, modern exterior styling, and a warm inviting entrance. Inside, the bright open-concept main floor is highlighted by rich laminate flooring, contemporary neutral tones, and oversized windows that flood the home with natural light. The spacious front living room offers the perfect place to relax or entertain, complete with a beautiful tiled gas fireplace and mantle feature wall that creates a cozy focal point year-round. The thoughtfully designed kitchen is both stylish and functional with granite countertops, stainless steel appliances, full-height cabinetry, tile backsplash, pantry storage, and a large island with eating bar seating. The adjoining dining area easily accommodates family dinners and gatherings while maintaining seamless flow throughout the main living space. Additional main floor features include a convenient powder room, mudroom access, and dedicated laundry area for added everyday convenience. Upstairs, the spacious primary retreat offers loads of closet space and private ensuite bathroom, creating the perfect place to unwind at the end of the day. Two additional generously sized bedrooms and a full 4-piece bathroom complete the upper level, making this an ideal family layout. The unfinished basement provides excellent future development potential with plenty of room for a recreation space, additional bedroom, additional bath room roughed-in,

home gym, or office setup. Step outside to enjoy the South Facing fully fenced and landscaped backyard featuring a large entertaining deck perfect for summer BBQs, outdoor lounging, and evening relaxation. The detached double garage provides secure parking, extra storage, and additional workspace flexibility. Located in a quiet family-friendly neighborhood close to parks, playgrounds, schools, walking pathways, shopping, restaurants, and major commuter routes, this exceptionally cared-for home delivers the perfect combination of comfort, functionality, and lifestyle. Pride of ownership is evident throughout — a fantastic opportunity to own a beautiful detached home in one of Airdrie's most desirable communities.