

2620 Ravenslea Gardens SE
Airdrie, Alberta

MLS # A2324710



\$749,000

Division:	Ravenswood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,272 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Low M		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Smart Home, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: SONOS SOUND SYSTEM, IN-CEILING SPEAKERS, HERDIO BLUETOOTH SPEAKER SYSTEM, IPAD AND LAUCHPORT , DOWNSTAIRS WINE FRIDGE, IRRIGATION SYSTEM, AIR CONDITIONING

****PRIDE OF OWNERSHIP**** shines throughout this ****FULLY EQUIPPED SMART HOME****, perfectly nestled in a ****FAMILY-FRIENDLY COMMUNITY**** where kids still play outside, walk to school, and neighbours become lifelong friends. Offering the perfect blend of ****COMFORT, CONNECTION, AND LOCATION****, this exceptional home checks every box. Looking to ****WALK TO SCHOOL****? This is it. Ideally located near both ****PUBLIC AND FRANCOPHONE SCHOOLS****, this beautifully upgraded home in the highly sought-after ****RAVENSWOOD**** community offers the perfect combination of ****SPACE, STYLE, AND FUNCTIONALITY****. Step inside to a thoughtfully designed floor plan featuring a versatile ****FLEX ROOM****—ideal for a ****HOME OFFICE****, study, or playroom. The bright and inviting main living area is anchored by a cozy fireplace and enhanced with ****BUILT-IN CEILING SPEAKERS****, creating the perfect atmosphere for everyday living and effortless entertaining. The chef-inspired kitchen is sure to impress with ****GRANITE COUNTERTOPS****, ****STAINLESS STEEL APPLIANCES****, and a functional executive layout designed for both everyday living and entertaining. A convenient ****WALK-THROUGH BUTLER'S PANTRY**** keeps everything organized and within easy reach, while the ****OVERSIZED DOUBLE ATTACHED GARAGE**** adds everyday convenience. Upstairs, you'll find ****FOUR SPACIOUS BEDROOMS****, including two with ****WALK-IN CLOSETS****, plus a spectacular ****VAULTED BONUS ROOM****—perfect for movie nights, a kids' retreat, or an additional family room. The luxurious primary retreat is your private escape, featuring a spa-inspired ****5-PIECE ENSUITE**** with a relaxing soaker tub, ****DUAL GRANITE VANITIES****, and a separate glass shower. A second ****5-PIECE BATHROOM**** with

****DOUBLE SINKS**** and a ****GRANITE COUNTERTOP**** makes busy mornings a breeze, while the convenient ****UPSTAIRS LAUNDRY**** adds everyday practicality. The ****FULLY FINISHED BASEMENT**** expands your living space with a spacious recreation room, dedicated ****HOME GYM****, and a stylish ****WET BAR****—perfect for entertaining or unwinding after a workout. ****BUILT-IN CEILING SPEAKERS**** create the ultimate setting for movie nights, music, or even ****KARAOKE****. A generous ****FIFTH BEDROOM**** and full bathroom provide the perfect setup for guests, teens, or extended family. Step outside and enjoy ****TWO INCREDIBLE OUTDOOR LIVING SPACES****. The sunny ****SOUTH-FACING BACKYARD**** features low-maintenance landscaping with an ****UNDERGROUND SPRINKLER/IRRIGATION SYSTEM****, while the lower ****STONE PATIO**** with a built-in firepit is perfect for relaxing evenings. The ****COVERED UPPER DECK**** is ideal for year-round BBQs and entertaining, complete with additional storage underneath. A rear gate provides convenient ****ALLEY ACCESS****. This exceptional home truly offers the complete package—****LOCATION, SPACE, PREMIUM UPGRADES**