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31 Ravenslea Crescent SE
Airdrie, Alberta

MLS # A2345844



$699,900

Division:	Ravenswood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,193 sq.ft.	**Age:**	2011 (15 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped		

Heating:	Fireplace(s), Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	34-26-29-W4
Exterior:	Wood Frame	**Zoning:**	R1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Bar, Bathroom Rough-in, Central Vacuum, Granite Counters, Laminate Counters, No Smoking Home, Open Floorplan, Pantry		

Inclusions: none

Welcome to this beautifully maintained, original-owner home situated on a quiet crescent in Ravenswood, backing onto a pathway and located just six homes from Heloise Lorimer School and École des Hautes-Plaines. The south-facing backyard features mature landscaping and a two-tier outdoor living area with an upper composite deck, lower stone patio, raised brick garden beds, mature trees and shrubs, and a coordinating garden shed. A covered concrete front porch and security screen door complement the exterior. Inside, this 2,193 sq. ft. home offers a bright, functional layout with 9-foot ceilings. The kitchen features granite countertops, an oversized island, a wine bar, and a walk-through pantry, while the adjoining dining and living areas include a gas fireplace. Custom built-in mudroom cabinetry and a two-piece bathroom complete the main level. Upstairs are three generously sized bedrooms, a central bonus room, upper-floor laundry, and Hunter Douglas window coverings throughout. The primary bedroom includes a three-piece ensuite with a soaker tub and a walk-in closet. The fully developed basement provides a large recreation room, fourth bedroom, full bathroom, and a storage area with built-in shelving. Updates include shingles, siding, rear window shutters, and a hot water tank completed in 2021, custom mudroom cabinetry and a built-in coffee bar with bar fridge added in 2020, and a new microwave and dishwasher installed in 2025. This well-cared-for property offers a functional layout, extensive indoor and outdoor living space, and convenient access to nearby schools, pathways, and community amenities.

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