

# \$700,000 - 40 Ravenskirk Close Se, Airdrie

MLS® #A2197294

**\$700,000**

3 Bedroom, 3.00 Bathroom, 1,965 sqft  
Residential on 0.12 Acres

Ravenswood, Airdrie, Alberta

Welcome Home! Step into the bright and inviting foyer of this beautiful 2014 Broadview built home in Ravenswood. You'll notice tons of natural light across the main floor, thanks to the large east facing windows, and 9 foot ceilings.

The kitchen features a huge ISLAND (perfect for the home chef) with updated pendant lights, STAINLESS STEEL appliances, new cabinet hardware, QUARTZ countertops, and plenty of cupboard space! The main living room features a beautiful gas fireplace with dark stone work and a wooden mantle.

Heading upstairs, you will find the spacious master bedroom complete with a full FIVE PIECE ensuite which includes a deep soaker tub, as well as a massive WALK IN CLOSET. There are two other good sized bedrooms on this floor, as well as a bright and beautiful bonus room with VAULTED CEILINGS, large windows, and a shelving feature wall.

The unfinished basement provides you with plenty of storage and allows you to plan for future development if desired.

Additional features include: AIR CONDITIONING installed 2024.

A large 12x8 SHED built in summer of 2024 to store all your outdoor items. And PROFESSIONAL BACKYARD LANDSCAPING completed in 2023, which includes a modified fence/gate to the alleyway, an outdoor firepit and seating area, trees, new sod, a brand new deck, and a fenced in dog run.



Ravenswood is a great neighbourhood for families, young couples, or professionals and this home is in close proximity to multiple schools, parks, walking paths, shopping, restaurants and other essential amenities. It is a quick 20 minute drive to Calgary Airport and 30 minute drive to downtown Calgary.

Built in 2014

### **Essential Information**

MLS® #	A2197294
Price	\$700,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,965
Acres	0.12
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	40 Ravenskirk Close Se
Subdivision	Ravenswood
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A0S9

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Range, Humidifier, Microwave Hood Fan, Refrigerator, Washer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Stone
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	BBQ gas line
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 27th, 2025
Days on Market	12
Zoning	R1

### **Listing Details**

Listing Office	eXp Realty
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