

69 Ravenskirk Close SE  
Airdrie, Alberta

MLS # A2243964

\$814,900

|           |                                                                          |        |                   |
|-----------|--------------------------------------------------------------------------|--------|-------------------|
| Division: | Ravenswood                                                               |        |                   |
| Type:     | Residential/House                                                        |        |                   |
| Style:    | 2 Storey                                                                 |        |                   |
| Size:     | 2,204 sq.ft.                                                             | Age:   | 2014 (11 yrs old) |
| Beds:     | 4                                                                        | Baths: | 3 full / 1 half   |
| Garage:   | Aggregate, Double Garage Attached                                        |        |                   |
| Lot Size: | 0.11 Acre                                                                |        |                   |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, L |        |                   |

|             |                                                                                                                                                                                                                                                                                                                    |            |    |
|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|----|
| Heating:    | Forced Air                                                                                                                                                                                                                                                                                                         | Water:     | -  |
| Floors:     | Carpet, Ceramic Tile, Hardwood, Vinyl                                                                                                                                                                                                                                                                              | Sewer:     | -  |
| Roof:       | Asphalt Shingle                                                                                                                                                                                                                                                                                                    | Condo Fee: | -  |
| Basement:   | Full, Walk-Out To Grade                                                                                                                                                                                                                                                                                            | LLD:       | -  |
| Exterior:   | Vinyl Siding, Wood Frame                                                                                                                                                                                                                                                                                           | Zoning:    | R1 |
| Foundation: | Poured Concrete                                                                                                                                                                                                                                                                                                    | Utilities: | -  |
| Features:   | Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar |            |    |
| Inclusions: | 2nd Dishwasher, Hot Tub (as is)                                                                                                                                                                                                                                                                                    |            |    |

Welcome to this stunning, impeccably maintained home in one of Airdrie's most sought-after upscale communities! Offering over 3,200 square feet of beautifully finished living space (just over 2,200 sq ft above grade plus 1000+ sq ft in the fully developed walkout basement), this 4-bedroom, 3.5-bathroom home is bright, sunny, and move-in ready. Backing directly onto a serene green space with walking paths and parks nearby, this home combines privacy, functionality, and luxury. The main floor features a spacious den perfect for a home office, a large front foyer, and a welcoming two-storey entrance with upgraded open railings that make a grand first impression. The open-concept living room includes a gas fireplace, and the generous dining area leads to the west-facing backyard—perfect for sunsets and evening entertaining. The gourmet kitchen is a chef's dream with granite countertops, a gas cooktop with wall oven, pot and pan drawers, and a walk-through pantry connecting to the oversized mudroom. Upstairs, you'll find a large bonus room, upper-level laundry, and three generous bedrooms, including the luxurious primary suite with vaulted ceilings, a walk-in closet, and a spa-inspired ensuite featuring dual vanities, a soaker tub, an oversized shower, and a private water closet. The fully finished walkout basement includes a kitchenette, a spacious fourth bedroom, full bathroom, and plenty of storage. Step out to the beautifully landscaped backyard complete with a hot tub, mature trees, and room to relax or entertain. Additional features include central air conditioning, tons of storage throughout, and a fantastic location close to schools (including a K-12 Francophone school), shopping, pathways, and parks. This immaculate, turn-key home offers space, style, and an unbeatable location—ready for its new family!