

**2132 Ravensdun Crescent SE**  
**Airdrie, Alberta**

**MLS # A2163111**



**\$739,700**

<b>Division:</b>	Ravenswood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,246 sq.ft.	<b>Age:</b>	2018 (6 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Heated Garage, Oversized		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Gazebo, Low Maintenance Landscape, Street Lighting, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s)

**Inclusions:** Garage Heater, Sunroom Solarium

Welcome to this rare to find fully finished BUNGALOW home with 4 bedrooms, 3 full bathrooms, A/C, an OVERSIZED HEATED GARAGE, backyard sunroom solarium & rocking over 2200 sq ft of total developed living space. The main level greets you with a large natural sunlight filled living room with an electric fireplace feature wall that flows seamlessly into the dining room & kitchen with high quality Kitchen Aid stainless steel appliances, granite countertops & pantry. Step outside into the private backyard and enjoy the unique sunroom solarium - this is hard to find in Airdrie! Down the hall you'll find the primary bedroom that is large enough to easily fit a king sized bed plus furniture, has a walk-in closet & an ensuite bathroom that includes a granite vanity. The main floor also boasts another full bathroom, a spacious/well laid out laundry room and 2nd bedroom that could easily be used as an office if needed. The fully developed basement features another full bathroom, two more bedrooms, a large utility room, storage room (tons of storage in this home), linen room & a large family room that is perfect for an exercise space, movie nights, entertaining or hobbies. It's refreshing to see a bungalow property with such a great location that has so much to offer at this price point!