

**312 Ravenstern Link SE**  
**Airdrie, Alberta**

**MLS # A2203155**



**\$710,000**

<b>Division:</b>	Ravenswood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,768 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<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>	-
<b>Features:</b>	Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

**Inclusions:** Ventilation System, Shed, Garage Heater

Welcome to this amazing 3 bedroom, 2.5 bathroom, 2,238 sq ft detached home, with walking paths and playground steps from your backyard! Step into your grand foyer welcoming you to your open concept main floor; with large kitchen showcasing an oversized island, giving ample counter space and lots of storage in your white maple cabinets. The dining room at the rear of the house is a showstopper with large windows letting in tons of natural light while looking out at the green space and includes a custom built in bench for added storage! Your main floor living room features a stunning feature wall with a gas fireplace to cozy up to, and you have A/C for those hot summer days! Upstairs you will find 3 bedrooms with the master having a walk-in closet and ensuite bathroom with his and hers sinks. You’ll also have easy access to your laundry room being on your upper level as well as a spacious bonus room; the perfect space for lounging with your family. The basement was finished with a large rec area to use as you please with lots of storage under the stairs, and a bathroom framed in ready for your finishing touches! Outside you’ll find a large deck, easy access through your gate to 1 of many parks and walking paths, and who doesn’t love an oversized HEATED garage for those cold winters. Don’t miss out on the opportunity to live in the wonderful community of Ravenswood, with its 2 schools, and only a 10 minute drive to CrossIron Mills and Costco!