

**1517, 2400 RAVENSWOOD View
Airdrie, Alberta**

MLS # A2162315



\$399,900

Division:	Ravenswood		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,234 sq.ft.	Age:	2015 (9 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Assigned, Outside, Parking Lot, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Corner Lot, Street Lighting, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 242
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R3
Foundation:	See Remarks	Utilities:	Cable Connected, Electricity Connected, Natural Gas
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Track Lighting, Walk-In Closet(s)		
Inclusions:	Draperies, Venetian Blinds		

WELCOME to ZEN IN RAVENSWOOD featuring this IMMACULATE 2-story Townhouse that has 1233.79 Sq Ft of Living space, 2 Bedrooms w/EN-SUITES (4 pc each), a LARGE ATTIC 14'x10'x5' for STORAGE w/a DROP Down Ladder, a 2 pc Bathroom, a Pantry, an Assigned Parking Stall, + a FENCED Backyard Patio in the VIBRANT Community of RAVENSWOOD in Airdrie!!! We start w/GREAT Curb Appeal as you drive through the TREE-LINED streets that border the community. A CHARMING Covered front porch is the entry into the Foyer. You will see the 9' Ceilings, Recessed Lighting, an OPEN CONCEPT FLOOR Plan (making it CONVENIENT, + SPACIOUS), BIG Windows allowing in NATURAL LIGHT, + Laminate Flooring throughout. The GENEROUS-SIZED Living Room is PERFECT for ENTERTAINING Loved Ones, + put your feet up on the couch after a long day. The Dining Room will fit a LARGE table to GATHER around for those meals w/FAMILY, + FRIENDS as you share LAUGHTER, + make MEMORIES. This SLEEK KITCHEN is the 'HEART of the HOME' w/WARM Brown Cabinetry, SS APPLIANCES, QUARTZ Countertops incl/Center ISLAND for those On-the-Go meals, + a PANTRY. There is an ORGANIZED Utility Room, + a 2 pc Bathroom to complete the Main floor. A door leads out to the Fenced Backyard Patio area for BBQs (Gas Line too), Gardening, Summer Dining outside, LOUNGING in a chair, or looking up at the STARRY night. It works for pets, + children playing in the sunshine outside, + fresh air. The carpeted Upper Floor incl/a Raised STORAGE Closet w/Metal Shelving making it Easy access. The HUGE Primary Bedroom has a 4 pc EN-SUITE bathroom. A CONVENIENT Laundry Room incl/Stacked Washer-Dryer combo, + overhead is the ATTIC STORAGE

Space w/Drop Down Ladder. There is SO MUCH STORAGE=VALUE for the \$\$\$\$. There is the 2nd Bedroom which has a 4 pc EN-SUITE Bathroom for those Guests, or use this space as a HOME office. LIVING in ZEN is COMFORTABLE, + STYLISH. If you are ever WORRIED ABOUT PET restrictions, LOOK NO MORE, PETS are ALLOWED. Also, with a PET WASH in the Spring/Summer months. This is an opportunity for anyone looking to move out of renting, or apartment living into a home of their own. An assigned parking stall is right in front of the townhouse, incl/Visitor parking, + plenty of street parking. This QUIET, + NEIGHBOURLY Community of Ravenswood is close to Parks, Playgrounds, Walking Pathways, Schools, Recreation, Retailers, Entertainment, + Services. Near Nose Creek along paved pathways, a 10-minute drive to Cross Iron Mills Mall, + a 5-minute drive to Hwy 2. Take a minute to BOOK your showing TODAY to EXPERIENCE this COZY HOME in an AMAZING location!!!