



**DJ Golden**  
**REAL ESTATE**

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**1535 Ravensmoor Way SE**  
**Airdrie, Alberta**

**MLS # A2267306**



**\$799,900**

|                  |                                                                   |               |                  |
|------------------|-------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Ravenswood                                                        |               |                  |
| <b>Type:</b>     | Residential/House                                                 |               |                  |
| <b>Style:</b>    | 2 Storey                                                          |               |                  |
| <b>Size:</b>     | 2,251 sq.ft.                                                      | <b>Age:</b>   | 2017 (8 yrs old) |
| <b>Beds:</b>     | 5                                                                 | <b>Baths:</b> | 4                |
| <b>Garage:</b>   | Double Garage Attached, Double Garage Detached, RV Access/Parking |               |                  |
| <b>Lot Size:</b> | 0.12 Acre                                                         |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard                                  |               |                  |

|                    |                                                                                                                             |                   |    |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                                                                                                                  | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Tile, Vinyl                                                                                                         | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                             | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | 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>   | Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s) |                   |    |

**Inclusions:** Ac, washer, dryer, fridge, stove, hood fan, dishwasher, microwave,

Calling all car and toy enthusiasts, hobbyists, and savvy buyers! This custom-built air-conditioned home offers just over 2,250 sq. ft. of upgraded living space with an illegal basement suite, solar panels, two garages, 5 bedrooms, 4 bathrooms and RV parking. This home is not only energy-efficient but also sufficient for the whole family and more. Step inside to discover a thoughtfully designed main floor that features a bedroom and full bathroom, ideal for guests, aging parents, or a convenient home office. The stunning kitchen is a true showstopper with white cabinetry, an elegant hood range, sleek stainless-steel appliances, and a spacious island with waterfall quartz countertops. The kitchen flows seamlessly into the dining area and bright living room, where a gas fireplace serves as the focal point, creating a warm, inviting space to gather. Upstairs, you'll find two additional bedrooms, a full bathroom with dual sinks so the kids don't have to share, a bonus room ideal for family living, and a generous primary suite with a beautifully finished en-suite bathroom and walk-in closet. Outside, the spacious backyard offers even more to love, featuring a detached 19' x 20'11' garage, RV or trampoline parking, and double-gate access, providing options for however you'd like to utilize the space. The attached garage is oversized 23' x 23'6" with an 8 door, providing ample room for your vehicles, tools, and toys. The lower level features a well-laid-out one-bedroom illegal suite with a separate entrance and 9' ceilings, an open-concept living and dining area, ample cabinetry, and a full bathroom, making it ideal for extended family or guests. This home truly has it all, with upgraded finishes, flexible living spaces, room to grow, and a garage and yard setup hard to find. You won't want to miss the opportunity to call this exceptional property yours. Conveniently located in the desirable,

family-friendly neighborhood of Ravenswood, you are close to multiple schools, parks, pathways, and have quick access to shopping and the highway out of town.