



**MLS® -A1031592 - 1454 Ravenscroft Avenue SE - \$499,999**



**Province**  
Alberta

**Price**  
\$499,999

Be the ENVY of all your friends! View the MANY upgrades and improvements featured throughout....This 3



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bedroom, 2.5 bath, 2 story home is an artful combination of a SOUTH, rear facing yard with unobstructed views, a LARGER lot, SPACIOUS interior & NEW roof (2020). MAIN floor living offers a LARGE front entrance with CUSTOM built in, LAMINATE floors, PRIVATE den with beautiful sliding barn doors & plumbing (currently being used as a spa), OPEN floor plan, 9'ceilings, NEUTRAL color palette, STONE feature wall, GAS fireplace, FLAT rolled ceiling, LARGE windows, DREAM kitchen with center island, GRANITE, LOADS of counter/cabinet space, CORNER pantry, S.S appliances & a GARDEN door to the outdoor oasis! UPSTAIRS boasts a LARGER bonus room with VAULTED ceilings, LAUNDRY room, 4 pc bath & 3 GOOD size bedrooms. The LARGE master offers HUGE walk in closet & a 5 pc spa like en suite with separate shower & soaker tub. The BACKYARD is calling.... It's FULLY fenced & landscaped with LARGE composite rear deck, garden boxes, shed, hot tub (not included) & gas line. Basement has r/i plumbing & awaits your final touch. Garage is dry walled, insulated & heated with taps. EXTRA wide concrete driveway parks 3 vehicles. WALKING distance to Schools, shopping, parks/paths, pond, dining & more!



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