



**100 Ravencrest Drive
Rural Foothills County, Alberta**

MLS # A2325757



\$1,595,000

Division:	Ravencrest Village		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,521 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Ga		
Lot Size:	3.29 Acres		
Lot Feat:	Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Garden, Gazebo, Landscaped,		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Hardwood, Laminate, Slate	Sewer:	Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	19-20-28-W4
Exterior:	Stucco, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Sump Pump(s), Vaulted Ceiling(s)

Inclusions: Built-in microwave, Hood fan, Reverse osmosis water system, Sauna, Gazebo and sunshades, Basement shelving, Shed, Built-in cabinet in living room

Welcome to this exceptional executive two-storey home, proudly offered by the original owners and set on 3.5 beautifully landscaped acres in the sought-after community of Ravencrest. Ideally located with easy access to the Sheep River and environmental reserve, this remarkable property offers the perfect balance of peaceful country living and everyday convenience. A paved driveway leads to the home, where a charming covered wraparound porch welcomes you inside. The spacious foyer features slate flooring and soaring ceilings, while a generous main-floor office with rich cherry hardwood flooring provides the ideal work-from-home space. The impressive living room is flooded with natural light from triple-aspect windows and features vaulted ceilings, a striking gas fireplace with a tiled surround and mantle, and breathtaking views across the property. Triple-glazed windows throughout enhance energy efficiency, comfort, and quiet enjoyment. Hardwood flooring flows into the spacious dining room, where east- and west-facing doors open onto expansive outdoor living spaces. The west-facing deck, complete with a gazebo and sunshades, is perfect for entertaining or relaxing while enjoying the tranquil setting. The chef-inspired kitchen offers abundant cabinetry, granite countertops, a large central island, walk-in pantry, pot drawers, built-in Bosch wall oven, gas cooktop, chimney hood fan, and a convenient beverage station. Completing the main floor are a stylish powder room, an oversized mudroom with laundry sink, and direct access to the heated triple attached garage—perfect for car enthusiasts, hobbyists, or extra storage. Upstairs, the loft provides a wonderful reading nook or sitting area. The spacious primary suite features a private balcony overlooking the acreage, a walk-in closet plus an additional closet, and a spa-inspired ensuite with dual

granite vanities, bidet, bubble tub, oversized tiled shower, and in-floor heating. There is a second spacious bedroom with vaulted ceiling and great views. Completing this level is a beautifully finished four-piece bathroom, an upper-level laundry room and an unfinished 658 sq. ft. bonus room offers incredible potential for additional bedrooms, a games room, gym, or studio. The finished walk-up basement offers exceptional versatility with its own private exterior entrance, making it ideal for future multi-generational living. It features in floor heating, a large family/theatre room, spacious third bedroom, a three-piece bathroom with tiled shower, relaxing sauna, and a substantial workshop with abundant storage. Outside, enjoy the beautifully maintained grounds, complete with a 12' x 20' storage shed for tools, equipment, and recreational toys. This outstanding Ravencrest acreage combines luxury, functionality, and an exceptional location, offering a rare opportunity to enjoy executive country living just minutes from city conveniences. View 3D/Multi Media/Virtual Tour!