



GRASSROOTS
REALTY GROUP

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100 Ravenscrest Drive
Rural Foothills County, Alberta

MLS # A2342749



\$1,495,000

Division:	Ravenscrest 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: Sauna, Gazebo and sunshades, Basement Shelving, Shed, Built in cabinet in living room

Welcome to this exceptional executive two-storey home offering over 3,325 sq. ft. of developed living space, proudly offered by the original owners and set on 3.29 beautifully landscaped acres in the sought-after community of Ravenscrest. Ideally located with easy access to the Sheep River and environmental reserve, this remarkable property offers an ideal blend 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 the generous main-floor office with rich cherry hardwood provides an ideal work-from-home space. The impressive living room is filled with natural light from triple-aspect windows and features vaulted ceilings, a striking gas fireplace with tiled surround and mantle, and beautiful views across the property. Triple-glazed windows throughout enhance energy efficiency, comfort and quiet enjoyment. Hardwood flooring continues into the spacious dining room, where east- and west-facing doors provide access to expansive outdoor living spaces. The west-facing deck, complete with gazebo and sunshades, is perfect for entertaining or relaxing while taking in the tranquil acreage setting. The chef-inspired kitchen features abundant cabinetry, granite countertops, a large central island, walk-in pantry, pot drawers, built-in Bosch wall oven, gas cooktop, chimney hood fan and convenient beverage station. Completing the main level are a stylish powder room, oversized mudroom with laundry sink, and direct access to the heated triple attached garage—ideal for car enthusiasts, hobbies and additional storage. Upstairs, a bright loft provides a cozy reading nook or sitting area. The spacious primary suite features a private balcony overlooking the property, walk-in

closet plus an additional closet, and a luxurious ensuite with dual granite vanities, bidet, bubble tub, oversized tiled shower and in-floor heating. A second spacious bedroom with vaulted ceiling and beautiful views is complemented by a four-piece bathroom and convenient upper-level laundry. An unfinished 658 sq. ft. bonus room offers incredible potential for additional bedrooms, games room, gym or studio. The finished walk-up basement adds exceptional versatility with its own private exterior entrance, making it ideal for future multi-generational living. In-floor heating, a large family/theatre room, spacious third bedroom, three-piece bathroom with tiled shower, relaxing sauna and substantial workshop with abundant storage complete this level. Outside, the beautifully maintained grounds provide plenty of room to enjoy the acreage lifestyle, while the 12' x 20' storage shed offers convenient space for tools, equipment and recreational toys. This exceptional Ravenscrest acreage offers luxury, flexibility and an outstanding location—a rare opportunity to enjoy executive country living with convenient access [View 3D/Multi Media/Virtual Tour!](#)