

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

**MLS # A2325757**



**\$1,595,000**

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

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

**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!