

# **\$1,299,000 - 116 Ravenscrest Drive, Rural Foothills County**

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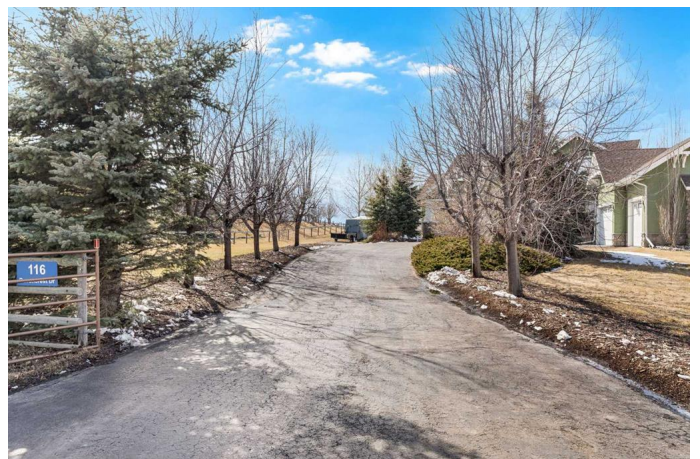
MLS® #A2207874

**\$1,299,000**

4 Bedroom, 4.00 Bathroom, 2,036 sqft  
Residential on 3.18 Acres

Ravenscrest Village, Rural Foothills County,  
Alberta

Welcome to 116 RAVENCREST DRIVE - 3.18 Acres of charm located minutes south of Calgary and east of Okotoks. Get ready to fall in love with this IMMACULATE property. True pride of ownership is apparent in every aspect of the home. Lovingly updated over the years and ready for you, your kids, and perhaps your horse and pets to call this HOME. You will become enchanted the minute you pull up to the tree-lined front driveway. The charming front porch and pillars offer a cozy place to greet guests and enjoy sunrises and morning coffee. Inside, the large entranceway greets you with loads of natural light from the expansive TRIPLE PANE windows that look west out to the majestic ROCKY MOUNTAINS. The open floor plan provides the perfect space to entertain family and friends. The nicely updated kitchen is made for the chef at heart. Newer quartz counters and stainless steel appliances make this a space you will want to spend time in. This functional floorplan provides a large front office space that could also be used as a second main floor bedroom if needed. Snuggle up to the cozy wood burning fireplace in the family room - a true feature piece for this stunning space. Around the corner and with all the views - is the primary bedroom, complete with a romantic exposed aggregate balcony, a 2 way gas fireplace, a 5 piece spa like ensuite, and



a large walk in closet. Enjoy retiring from a busy day in the large tub, a calm fire going, and spectacular views of the big Alberta sunsets. This main floor also boasts a 3 piece bathroom , a large mudroom and the entrance to the oversized, HEATED 23x51 ft TRIPLE CAR GARAGE. You will love the loft space upstairs with vaulted ceilings, large windows, and 2 bedrooms joined with a jack and jill style bathroom... perfect for the kids or guests . The massive lower level is where the fun happens!! Complete with a gym space, a wet bar, a pool table area, a media space, a 4th bedroom, and another full bathroom. The large windows and HEATED FLOORS make this lower level a very desirable area to spend some quality time with the family. Moving around this property you will notice the little extras added throughout- A/C, Newer exterior paint, aggregate decks, stock waterer in yard, resealed asphalt, and more. Fully fenced - mature trees - RV parking - AND siding onto a greenspace that will never be built on. This home is sure to provide you with the lifestyle you are longing for.

Built in 2005

### **Essential Information**

MLS® #	A2207874
Price	\$1,299,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,036
Acres	3.18
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

## Community Information

Address	116 Ravenscrest Drive
Subdivision	Ravenscrest Village
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 0E8

## Amenities

Amenities	Other
Parking Spaces	10
Parking	Heated Garage, Insulated, Oversized, Triple Garage Attached, Additional Parking, Asphalt, RV Access/Parking
# of Garages	3

## Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings, Tankless Water Heater
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Greenbelt, Landscaped, Lawn, No Neighbours Behind, Pasture, See Remarks, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 2nd, 2025
Days on Market	19
Zoning	CR
HOA Fees	500
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX iRealty Innovations
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