

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

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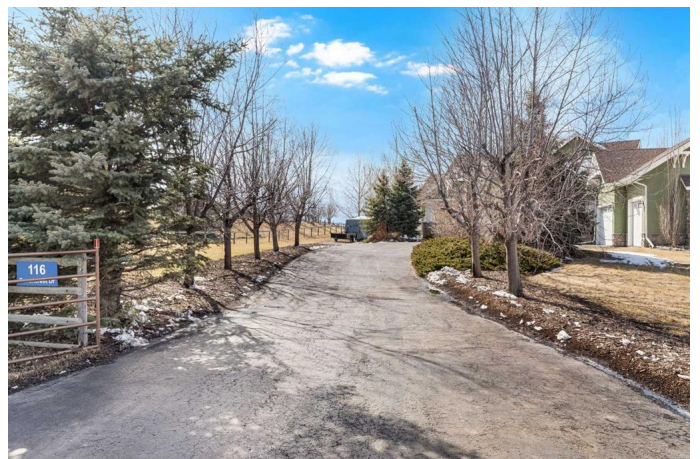
MLS® #A2207874

**\$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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