

\$1,290,000 - 25 Ravenscrest Drive, Rural Foothills County

MLS® #A2194250

\$1,290,000

5 Bedroom, 3.00 Bathroom, 1,834 sqft
Residential on 3.03 Acres

Ravenscrest Village, Rural Foothills County,
Alberta

You truly can experience the best of both worlds with this property, offering country living combined with the convenience of community & amenities. Situated just minutes from Okotoks and a short commute to Calgary, this upgraded, high-efficiency bungalow features a heated triple attached garage plus a substantial, separate 1200 sq ft, three-bay heated shop.

The property received new shingles on the house, garage, and shop in 2019 and a 37-panel, 17.6 KW solar array along with a new high-end electrical panel in 2022. The three-acre lot is fully fenced, cross-fenced, and includes a power security gate for added peace of mind. The beautifully developed outdoor space boasts an expansive stamped concrete patio with a large sunshade gazebo, a second enclosed gazebo, and an open sitting area to enjoy the south exposure backyard.

This bright bungalow features central air, an open floor plan, and a soaring vaulted ceiling complemented by sweeping floor-to-ceiling windows and a gas fireplace. The newly refinished hardwood floors and new main floor carpeting further enhance the home's appeal. The nine-foot ceilings on both the main and basement levels contribute to the spacious feel of the home.

The large primary suite, complete with a



recently renovated walk-in shower, dual sinks, and a soaker tub, offers a serene retreat. The second and third main-floor bedrooms are generously sized, with the third bedroom being well-suited for a home office. The kitchen is equipped with ample cupboards, a walkthrough pantry, granite countertops, and a newer induction stove. Main floor laundry, a four-piece bath, and a spacious front foyer complete the main level.

The basement provides a large games area, a family/movie room with a wet bar and a 100" screen, projector, and sound system, ideal for entertaining. It also includes two generous bedrooms, another full bathroom, a utility room, and storage space. The triple attached garage is insulated, heated, and features built-in shelving, providing ample space for vehicles and storage.

The separate 1200 sq ft heated shop, measuring 40' x 30' with 12' ceilings, includes three bays with overhead doors. Shelving, metal cabinets, a four-post hoist, an air compressor, and a riding mower with attachments are included, making it perfect for various projects, vehicles and storage needs.

Built in 2005

Essential Information

MLS® #	A2194250
Price	\$1,290,000
Sold Price	\$1,300,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,834
Acres	3.03
Year Built	2005
Type	Residential

Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	25 Ravenscrest Drive
Subdivision	Ravenscrest Village
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 0E8

Amenities

Amenities	None
Utilities	Underground Utilities
Parking Spaces	10
Parking	Driveway, Heated Garage, Oversized, Secured, Triple Garage Attached, Triple Garage Detached, Workshop in Garage

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Fire Pit, Private Entrance, Private Yard, Rain Gutters
Lot Description	Gazebo, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 15th, 2025
Date Sold	February 25th, 2025
Days on Market	10
Zoning	CR
HOA Fees	500.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
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