

\$2,048,500 - 4 Villosa Ridge Point, Rural Rocky View County

MLS® #A2227857

\$2,048,500

5 Bedroom, 5.00 Bathroom, 3,736 sqft
Single Family on 2.04 Acres

Springbank, Rural Rocky View County, Alberta

Welcome to this magnificent and bright 2 Storey stylish family home with 5200 sq. ft. of developed space situated on 2.04 acres of exquisitely landscaped property with views of the city, hills. Walking distance to SPRINGBANK Links GOLF COURSE. New SOLAR PANELS on the roof (2023) gives bill credits most of the year, has wireless monitoring so no maintenance. New Professionally developed basement 1473sqft (2024) Walk-Out to enter Patio and beautiful Fire Pit area. Basement Media Room with Barn door and Wet Bar gives relaxed atmosphere to enjoy. Full 4pc bathroom in basement has Double Sinks and Shower with Seat. New Gas Heaters in all Garages (2025). Wireless controlled app for outside Yard Sprinkler systems. Garden lovers will find Fully Fenced Gardens (for Flowers/Rasberries and Vegetable). Lots of young trees that are growing to give more privacy to the yard. Nice Deck, Fire pit area and patio to enjoy your summers. Metal clad Windows. Upstairs Bedrooms are spacious, and bathrooms attached. Primary Bedroom upstairs has Double doors with nicely build Walk-In Closet and ensuite bathroom In-Floor Heating. Bonus Room and Basement Media Rooms have In-Ceiling Speakers that gives clear sounds for music & theatre. The Main floor Office has Vault Ceilings and Double Door entrance. The Dining area has a great Mirror Ceiling with



panels that adds luxury and elegance. Centre Island Kitchen with a Huge Single piece countertop adds beauty to the area. The seamless flow between the kitchen, dining, & living spaces creates a harmonious atmosphere that is both inviting and functional, making it the perfect space for family gatherings or entertaining guests. Great location: School bus stop is at Front of the house, SPRINGBANK Middle/High schools only 10min drive, only 20 minutes' drive to downtown and 40 minutes from the Rocky Mountains. (id:6289)

Built in 2017

Essential Information

Listing #	A2227857
Price	\$2,048,500
Bedrooms	5
Bathrooms	5.00
Half Baths	1
Square Footage	3,736
Acres	2.04
Year Built	2017
Type	Single Family
Sub-Type	Freehold

Community Information

Address	4 Villosa Ridge Point
Subdivision	Springbank
City	Rural Rocky View County
Province	Alberta
Postal Code	T3Z1H3

Amenities

Amenities	Golf Course
Features	No Smoking Home
Parking Spaces	10
Parking	Attached Garage, Garage, Heated Garage

# of Garages	4
View	View

Interior

Appliances	Refrigerator, Water purifier, Water softener, Cooktop - Gas, Dishwasher, Microwave, Microwave Range Hood Combo, Window Coverings, Garage door opener, Washer & Dryer
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Separate entrance, Walk out

Exterior

Exterior	Stone, Stucco
Exterior Features	Garden Area, Landscaped, Underground sprinkler
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	TREC The Real Estate Company
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