

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

MLS® #A2227857

\$2,048,500

5 Bedroom, 5.00 Bathroom, 3,736 sqft
Residential 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.

Built in 2017

Essential Information

MLS® #	A2227857
Price	\$2,048,500
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,736
Acres	2.04
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	4 Villosa Ridge Point
Subdivision	Springbank
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 1H3

Amenities

Parking Spaces	10
Parking	Heated Garage, Driveway, Garage Door Opener, Insulated, Triple Garage Attached
# of Garages	5

Interior

Interior Features	High Ceilings, Kitchen Island, Jetted Tub, No Smoking Home
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings, Bar Fridge, Gas Cooktop, Microwave Hood Fan, Water Purifier, Water Softener
Heating	Forced Air, Natural Gas, High Efficiency
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out, Exterior Entry

Exterior

Exterior Features	Garden, Fire Pit
Lot Description	Back Yard, Front Yard, Garden, Landscaped, Many Trees, Underground Sprinklers, Views
Roof	Asphalt Shingle
Construction	Stone, Wood Frame, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 5th, 2025
Days on Market	141
Zoning	R-1

Listing Details

Listing Office	TREC The Real Estate Company
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.