

# \$1,399,800 - 47 Villosa Ridge Drive, Rural Rocky View County

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MLS® #A2215173

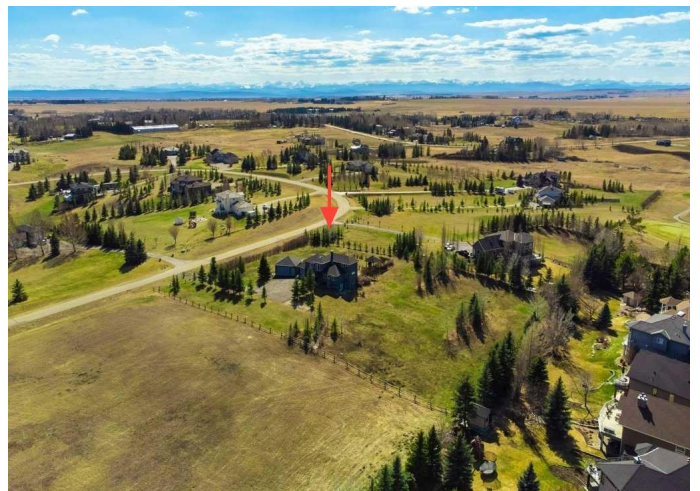
**\$1,399,800**

4 Bedroom, 4.00 Bathroom, 2,113 sqft  
Residential on 2.00 Acres

Villosa Ridge, Rural Rocky View County,  
Alberta

OPEN HOUSE SATURDAY MAY 10 from 2:00-3:30pm. Escape to country living without sacrificing convenience in this stunning acreage home, situated just 5 minutes from Calgary city limits. Nestled among rolling hills and tree-lined bluffs, this picturesque property boasts breathtaking panoramic views of the mountains and foothills to the northwest and a scenic outline of Calgary to the southeast. This exceptional family home features four spacious bedrooms and three-and-a-half bathrooms, perfectly designed to meet the needs of growing families. The main floor's open-concept layout seamlessly integrates the kitchen, dining room, and living room, with a soaring vaulted ceiling and fireplace that invites cozy gatherings. Sizable windows throughout the home frame the stunning scenery, bringing the outdoors in.

The luxurious master suite is a serene retreat, occupying the top floor with a vaulted ceiling, gas fireplace, and unobstructed views of the mountains and surrounding landscape. A spacious walk-in closet and five-piece ensuite complete this haven. The second floor features two oversized bedrooms, a full bathroom, and laundry room, while a large office nook on the stair landing offers ample custom cabinetry and a picture window. The basement's flexible layout allows you to tailor the space to your family's needs,



whether as a standard family area or a private Mother-In-Law suite with its own kitchen and separate entrance. There is a private patio located outside this entrance. Additional features include a triple heated garage, a detached oversized garage with electrical panel (ideal for a workshop or extra car storage), and a fenced backyard with a large deck and gazebo-covered patio perfect for al fresco dining and entertaining.

With two acres of private open space, this property offers endless possibilities for family activities, sports, and relaxation. Don't miss this rare opportunity to own an acreage of this size in Springbank. Schedule a viewing today and make this incredible home yours!

(note: many of the contents are included in the sale if the buyers want them. Check supplements for a list of inclusions and exclusions).

Built in 2003

### **Essential Information**

MLS® #	A2215173
Price	\$1,399,800
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,113
Acres	2.00
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	4 Level Split, Acreage with Residence
Status	Active

### **Community Information**

Address	47 Villosa Ridge Drive
Subdivision	Villosa Ridge

City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 3B1

### Amenities

Utilities	Natural Gas Paid, Electricity Paid For, Water Paid For, Phone Paid For
Parking	Additional Parking, Asphalt, Double Garage Detached, Driveway, Garage Door Opener, Heated Garage, Insulated, Oversized, Parking Pad, RV Access/Parking, Triple Garage Attached, Workshop in Garage
# of Garages	5

### Interior

Interior Features	Bar, Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Electric Stove, Garage Control(s), Gas Water Heater, Humidifier, Refrigerator, Washer/Dryer, Window Coverings
Heating	Mid Efficiency, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Mantle, Master Bedroom
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, Barbecue, Fire Pit, Lighting, Private Entrance, Private Yard
Lot Description	Back Yard, Brush, Cleared, Few Trees, Front Yard, Low Maintenance Landscape, Open Lot, Rectangular Lot, Rolling Slope, Orchard(s)
Roof	Asphalt Shingle
Construction	Brick, Concrete, Silent Floor Joists, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 30th, 2025
Days on Market	9
Zoning	R-1

### Listing Details

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