

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

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MLS® #A2215173

**\$1,399,800**

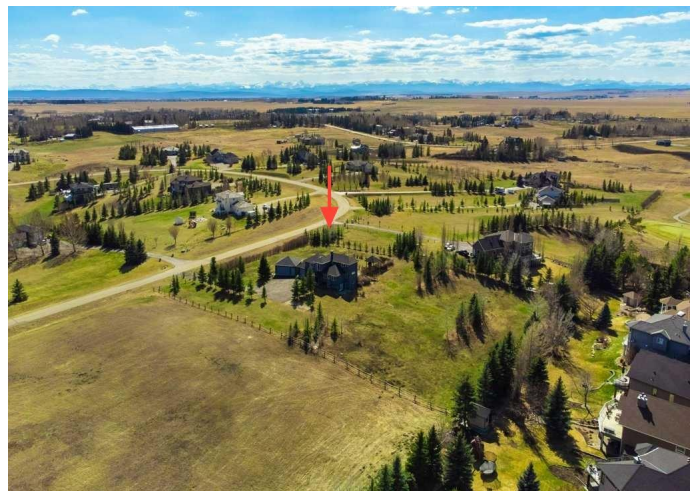
4 Bedroom, 4.00 Bathroom, 2,113 sqft  
Residential on 2.00 Acres

Villosa Ridge, Rural Rocky View County,  
Alberta

OPEN HOUSE SAT MAY 3, 3:00-4:30pm and  
SUN MAY 4, 1:00-2:30pm. 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    | Phone Paid For, Water Paid For, Electricity Paid For, Natural Gas Paid   |
| 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           | Forced Air, Natural Gas, Mid Efficiency  |
| 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, Cleared, Few Trees, Front Yard, Low Maintenance Landscape, Rectangular Lot, Brush, Open Lot, Orchard(s), Rolling Slope |
| Roof              | Asphalt Shingle   |
| Construction      | Brick, Concrete, Stucco, Wood Frame, Silent Floor Joists  |
| Foundation        | Poured Concrete   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 30th, 2025 |
| Days on Market | 3                |
| Zoning         | R-1              |

**Listing Details**

Listing Office                    Houston Realty.ca

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