

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

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MLS® #A2215173

**\$1,399,800**

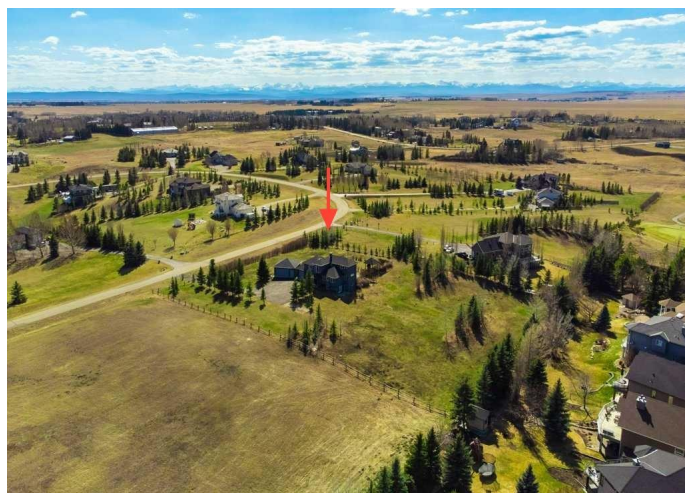
4 Bedroom, 4.00 Bathroom, 2,113 sqft  
Residential on 2.00 Acres

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
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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	2
Zoning	R-1

**Listing Details**

Listing Office                    Houston Realty.ca

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