



GRASSROOTS
REALTY GROUP

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15 Villosa Ridge Point Rural Rocky View County, Alberta

MLS # A2284965



\$2,900,000

Division:	Villosa Ridge		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,813 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	4 full / 2 half
Garage:	Garage Faces Side, Heated Garage, Paved, Quad or More Attached		
Lot Size:	2.18 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Garden,		

Heating:	In Floor, Forced Air	Water:	Co-operative
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-CRD
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound

Inclusions: Other

OPEN HOUSE SUNDAY FEBRUARY 15TH - 1PM TO 4PM. Set high on the escarpment in North Springbank is the most beautiful bungalow with unobstructed views of the city skyline, Bow River, the Springbank Links golf course, the mountains to the West and the breathtaking valley set below. Extensively renovated in 2022 and 2024, this property features over 2800 SF on the main level, over 400 SF on the outdoor living room deck, and another 2400 SF on the lower-level walk-out. The designer kitchen is gorgeous and has a beautiful butler's pantry with a full wet bar and wine fridge. The living room is open to the dining room and kitchen areas and overlooks the stupendous views. The primary suite encompasses the entire SE wing of the home and has the most luxurious ensuite showcasing a gold framed shower, freestanding bathtub and waterfall vanities. The lower level features a games room, media area, home gym and three large bedrooms, each with their own ensuites and walk-in closets. The yard is professionally landscaped with mature trees and extensive garden areas. The oversized four car garage features a second mud room. This is a very special property in a unique location at the end of a private cul-de-sac and is within 10 minutes to local and private schools, shopping and recreational facilities.