



12 Villosa Ridge Point
Rural Rocky View County, Alberta

MLS # A2143717



\$1,698,000

Division:	Villosa Ridge		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,830 sq.ft.	Age:	2008 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Front Drive, Garage Door Opener, Heated Garage, Insulated		
Lot Size:	2.05 Acres		
Lot Feat:	Cul-De-Sac, Fruit Trees/Shrub(s), Lawn, Gentle Sloping, No Neighbours Behi		

Heating:	Central, Natural Gas	Water:	Co-operative
Floors:	Ceramic Tile, Hardwood	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	2-25-3-W5
Exterior:	Concrete, Stucco	Zoning:	CRES
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Granite Counters		

Inclusions: Compressor

Come check out this Country Living Home just seconds from the City Limits! Situated on a beautiful cul-de-sac in the private and quiet Neighbourhood of Villosa Ridge/Springbank Links you cannot get much better than this; all the benefits of Country living with amazing access to all the amenities Calgary has to offer. Nestled on a sloping 2 acre parcel with stunning South ravine backing exposure this acreage is all about relaxing and enjoying what nature has to offer amongst some of the most amazing neighbours you'll ever find. With over 4300 sq/ft of luxurious inside space, Almost 2000 sq/ft of Garage/Shop living and even more Outdoor Covered patio/porch spaces you will absolutely love it! Upon entering it is immediately apparent that this home is well cared for and designed for entertaining with the most discerning family in mind; from the grand spiral staircases and open spaces, wrap around concrete porch & dining deck, oversized stamped concrete walkout patio, 10 foot Tall! walkout lower level foundation, Expansive Rec/Theatre Room & Party Bar, formal dining room, lower level in-slab hydronic heating, central air conditioning, and so much more. Elegant finishing throughout is sure to please 8' baseboards, natural granite counters, a dressing closet you have to see to believe, travertine tiles, stone wrapped pillars, rich Espresso stained Oak cabinetry and solid Oak hardwood flooring, bar dishwasher, screened in sunrooms, and stainless appliances. Other unique features include a main floor bedroom for guest or an elderly parent, open concept den/office for getting it done, upstairs gym area and covered sunroom, massive Primary suite complete with sit down dressing closet and another private balcony sunroom. As wonderful as this home is, you have to check out this garage! If you are looking for storage, shop or anything Out-Of-This-World you have found it! 2

separate access Garage's total almost 2000 sq/ft of space for all the toys, tools and treats! Built-In workbenches, storage lockers and shelves, 220 volt plug, 10 foot tall doors, separate gas heaters, you name it; if your looking for a garage that comes with an attached house you have found it! Words cannot possibly capture all this home has to offer and this is the best Value in Springbank! You have to come see it and make it yours!