



GRASSROOTS
REALTY GROUP

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4 Villosa Ridge Point Rural Rocky View County, Alberta

MLS # A2189785



\$2,249,800

Division:	Springbank		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,736 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Driveway, Garage Door Opener, Heated Garage, Insulated, Quad or More Att		
Lot Size:	2.04 Acres		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Many Trees, Underground Sprin		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Hardwood, Tile	Sewer:	Mound Septic, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	2-25-3-W5
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: Garden Shed, 2 Wall mounted TV's, Media room Projector and Screen, Yamaha HD Receiver, John Deere D130 Tractor with 42" Snow Blade, Elliptical, Treadmill and Weight Lift Machine, Firewood, wood table plus three benches around fire pit, 2 big Vase in front of house entrance

Welcome to this magnificent, modern and bright 2 Storey stylish family home with 5200 sq. ft. of developed space situated on 2.04 acres of exquisitely landscaped property with breathtaking views of the city, hills. Walking distance to Springbank Links Golf Course. New Solar Panels on the roof with wireless monitoring app (2023), New developed basement 1473sqft has Bedroom, Flex room, Full bathroom, Gym area, Wet bar and media room (2024), New Heaters in all Garages (2025). Hunter Hydrowise Wireless controlled app for outside Yard Sprinkler systems, Fully Fenced Gardens (Flowers/Rasberries, Vegetable) have gravels and water taps, Water taps around young trees. The seamless flow between the kitchen, dining, & living spaces creates a harmonious atmosphere that is both inviting and functional, making it the perfect space for family gatherings or entertaining guests. Great location: School bus stop is at Front of the house, Springbank Middle/High schools only 10min drive, only 20 minutes' drive to downtown and 40 minutes from the Rocky Mountains.