

## 15 Villosa Ridge Point Rural Rocky View County, Alberta

MLS # A2284965



# \$2,900,000

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

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

**UNDER CONTRACT.** 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.