

# \$2,249,800 - 4 Villosa Ridge Point, Rural Rocky View County

---

MLS® #A2189785

**\$2,249,800**

4 Bedroom, 5.00 Bathroom, 3,736 sqft  
Residential on 2.04 Acres

Springbank, Rural Rocky View County, Alberta

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.

Built in 2017

## Essential Information

MLS® #	A2189785
Price	\$2,249,800



Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,736
Acres	2.04
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### Community Information

Address	4 Villosa Ridge Point
Subdivision	Springbank
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 1H3

### Amenities

Parking Spaces	10
Parking	Driveway, Garage Door Opener, Heated Garage, Insulated, Quad or More Attached
# of Garages	5

### Interior

Interior Features	High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home
Appliances	Bar Fridge, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Purifier, Water Softener, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

**Exterior**

Exterior Features	Fire Pit, Garden
Lot Description	Back Yard, Front Yard, Garden, Landscaped, Many Trees, Underground Sprinklers, Views
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	March 19th, 2025
Days on Market	43
Zoning	R-1

**Listing Details**

Listing Office	TREC The Real Estate Company
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.