



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**12 VILLOSA RIDGE Point, Rural Rocky View County T3Z 1H3**

MLS®#: **A2143717**

Area: **Villosa Ridge**

Listing Date: **06/22/24**

List Price: **\$1,698,000**

Status: **Pending**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Rural Rocky View County**  
Year Built: **2008**  
Lot Information  
Lot Sz Ar: **89,298 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **2,830**  
Low Sqft:  
Ttl Sqft: **2,830**

DOM

**8**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **7**  
Garage Sz:

Access:  
Lot Feat: **Cul-De-Sac, Fruit Trees/Shrub(s), Lawn, Gentle Sloping, No Neighbours Behind, Landscaped**  
Park Feat: **220 Volt Wiring, Front Drive, Garage Door Opener, Heated Garage, Insulated, Quad or More Attached, Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central, Natural Gas**  
Sewer: **Septic System**  
Ext Feat: **Fire Pit, Private Yard**

Construction: **Concrete, Stucco**  
Flooring: **Ceramic Tile, Hardwood**  
Water Source: **Co-operative**  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge, Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Purifier, Water Softener, Window Coverings**  
Int Feat: **Built-in Features, Ceiling Fan(s), Granite Counters**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	29`7" x 15`7"
Kitchen	Main	10`8" x 10`3"
Bedroom - Primary	Second	24`8" x 12`2"
Bedroom	Main	10`2" x 12`2"
Walk-In Closet	Second	9`8" x 14`0"
4pc Bathroom	Second	4`11" x 7`9"

Room	Level	Dimensions
Dining Room	Main	12`4" x 16`1"
Office	Main	12`3" x 16`1"
Bedroom	Second	16`0" x 12`2"
Exercise Room	Second	8`3" x 12`9"
5pc Ensuite bath	Second	11`9" x 13`5"
Bedroom	Lower	13`10" x 10`1"

2pc Bathroom  
Game Room  
Game Room

Main  
Lower  
Lower

4`11" x 7`2"  
29`4" x 31`3"  
10`11" x 27`10"

4pc Bathroom  
Storage  
Laundry

Lower  
Lower  
Lower

7`7" x 8`3"  
12`4" x 9`0"  
6`7" x 11`11"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0514098**

Zoning:  
**CRES**

Remarks

Pub Rmks: **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!**

Inclusions:  
Property Listed By:

**Compressor  
CIR Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











