

# \$1,999,950 - 28 Villosa Ridge Drive, Rural Rocky View County

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MLS® #A2218251

**\$1,999,950**

8 Bedroom, 6.00 Bathroom, 4,372 sqft  
Residential on 2.16 Acres

Villosa Ridge, Rural Rocky View County,  
Alberta

Welcome to 28 Villosa Ridge Drive, in the prestigious community of Villosa Ridge, (and 7 minutes from the new Springbank Costco!). With 8 bedrooms, 7 bathrooms and 3 massive garages, this home will check every box on your list! Totalling over 7120SF, you will be impressed with the grandeur and detail. Flowing seamlessly starting in the living room, with impressive high ceilings, a floor to ceiling stone gas fireplace and large windows overlooking the backyard. Through your kitchen with attached breakfast nook, this space is an entertainers dream, with chefs sub-zero refrigerator, dual gas stove, large island with sink and granite counters throughout. The bright breakfast nook is perfect for morning coffee or if you prefer fresh air, the main floor balcony is right off the kitchen. You will also find a walk in pantry that doubles as a coffee station for those who dream of caffeine! Behind the kitchen is your formal dining room with sparkling chandeliers and sconces. Through the hall to the right side of the home is a 2 piece powder room and large family room, perfect for a more casual setting. Plus a laundry room with sink and storage, and convenient mud room closet . Making your way to the left wing is a perfectly laid out sleeping quarters, beginning with a large oversized primary retreat. With a private coffee station, 5 piece spa-like bath with



heated floors , large walk in closet and room for a separate sitting area, you may never want to leave your bedroom. The balcony is also accessible from this suite for a night cap under the stars. Down the hall is a second large bedroom with walk in closet and a 3 piece bathroom. These allow for privacy away from the rest of the house perfect for guests or other family options. Stunning oak hardwood flooring flows throughout the entire main floor and up the stairs to the upper level. Here you will find a second wing of bedrooms, with three well sized bedrooms, two 4 piece bathrooms and plenty of closet space. With a large loft area and its own balcony, this area makes for the perfect children's wing or needs of a generational family. Continuing on through the walk-out basement, is every families dream. Built with the concept of a private living area, its like a home of its own! With a completely separate family room, dining room and full stainless steel kitchen, plus three additional bedrooms, there is room in this house for everyone. Complete with two more bathrooms, heaps of storage and a separate den with soundproof walls, the possibilites are endless. Finished with brand new plush carpet and glazed concrete floor, heated basement floors, no details have been spared. Another impressive detail about this property is the fact that it has THREE separate garages, all catering to different vehicle and lifestyle needs. One garage large enough for a bus at 1,144 SF! With a stunning landscaped property, views of the city, plus serene rural lifestyle and space for generations, this home is a MUST SEE!

Built in 2007

### **Essential Information**

MLS® #	A2218251
Price	\$1,999,950

Bedrooms	8
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	4,372
Acres	2.16
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

### Community Information

Address	28 Villosa Ridge Drive
Subdivision	Villosa Ridge
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 1H2

### Amenities

Parking Spaces	10
Parking	Double Garage Attached, Single Garage Attached, RV Garage
# of Garages	6

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, BBQ gas line, Dog Run, Fire Pit, Other
Lot Description	Back Yard, Landscaped, Many Trees
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 7th, 2025
Days on Market	8
Zoning	R-1

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
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