

VILLA TOSCANA

A Majestic Tuscan Masterpiece

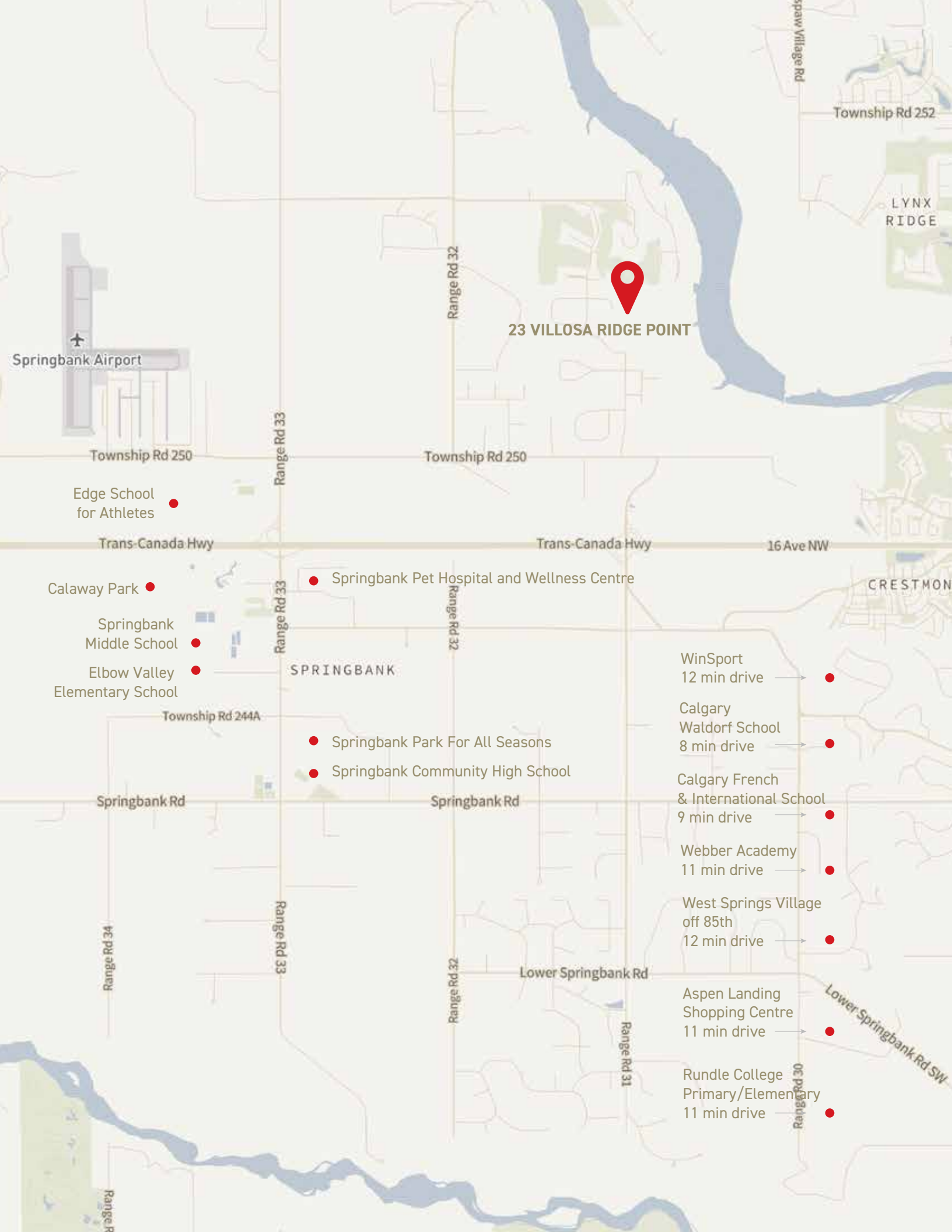


COLDWELL BANKER

COMPLETE
REAL ESTATE

THE STARNES GROUP

23 VILLOSA RIDGE POINT
ROCKY VIEW COUNTY, ALBERTA, CANADA



Proudly Presenting
23 VILLOSA RIDGE POINT



Set Atop the Escarpment in North Springbank



Architect:	Dwayne Seal Custom Designs
Interior Designer	Rozdeba Designs
Contractor:	Lorne De Boer Developments & Zen Lake Holdings Inc.
Landscape Architect:	Zen Lake Holdings Inc.
Millwork:	Martins Custom Finishings
Main Floor Space:	3,268 square feet
Garage Space:	2,493 square feet
Lower Floor Space:	3,047 square feet
Total Developed Floor Space:	6,316 square feet
Total Acreage:	2.1 acres



COMMUNITY OF SPRINGBANK

This is a wonderful opportunity to live on a magical acreage with the convenience of the City amenities being just 10 minutes away. Fabulous schools, sport facilities, *Westside Recreational Center*, *Calaway Park* and the *Springbank Airport* are within a 5-6 minute drive.

Golf courses in Springbank include, the *Mickelson National Golf Club*, *Springbank Links Golf Course*, *Pinebrook Golf & Country Club* and *Elbow Springs Golf Course*.

Schools located in Springbank, operated by Rocky View Schools, include:

- *Elbow Valley Elementary School* (Kindergarten to Grade 4);
- *Springbank Middle School* (Grades 5 to 8); and
- *Springbank Community High School* (Grades 9 to 12).

The high school is located within the *Springbank Park For All Seasons*, which also includes an ice arena and a curling rink. Private schools in the area are *Webber Academy*, *Rundle College*, the *Calgary French & International School*, the *Calgary Waldorf School* and *Edge School for Athletes*.

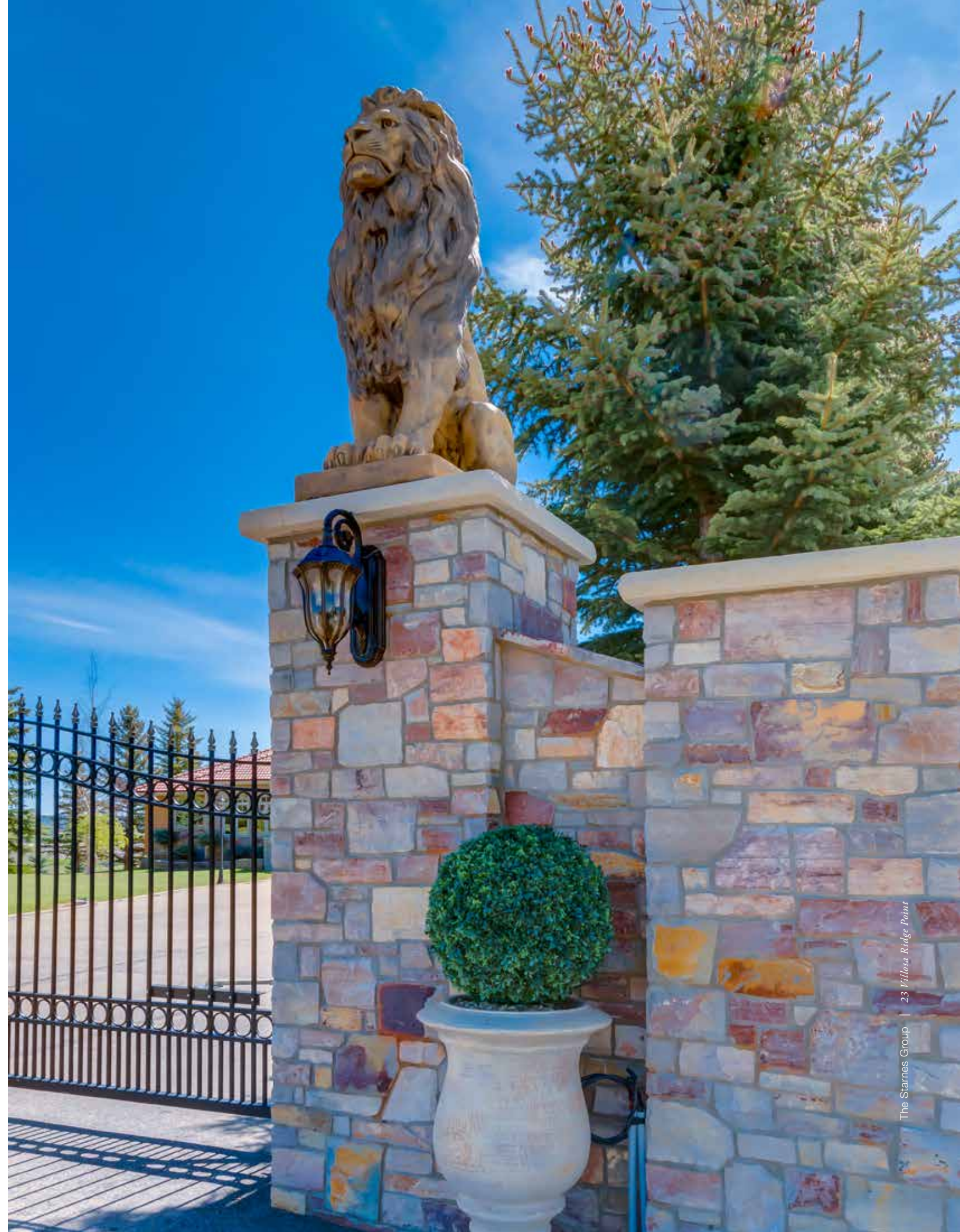
The shopping in the SW area servicing Springbank residents includes the *West Springs Village* shopping area off 85th Street, the *Aspen Landing Shopping Centre* and *Westhills Towne Centre*. A new shopping center (Bingham Crossing) has been planned to be built on the corner of Highway #1 and Sarcee Trail adding even more fabulous amenities to the area.



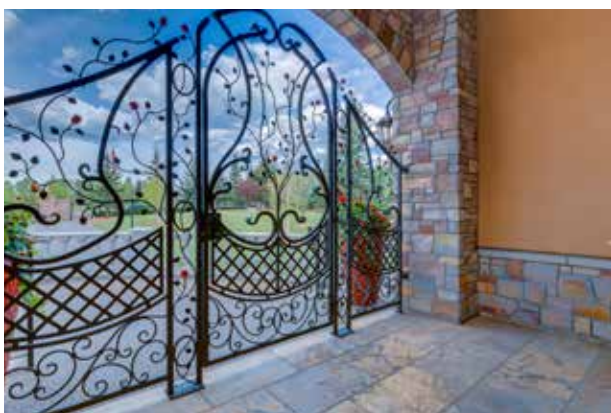


MAGNIFICENT SETTING

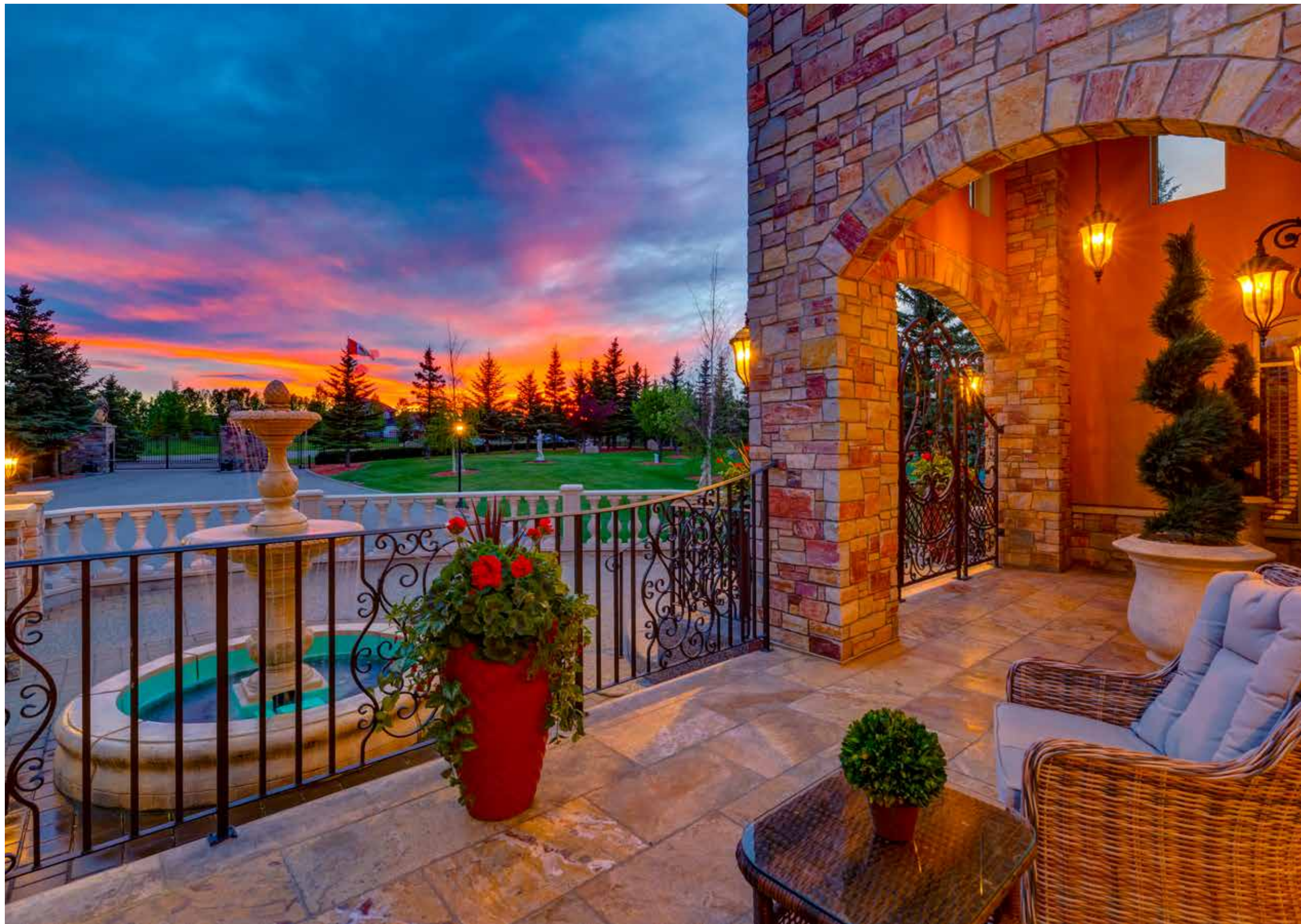
This exquisite property is set on 2.1 acres, completely enclosed by iron ornamental fencing and power gates. As you approach this special property, you are immediately taken aback by the grand iron and stone gate entrance featuring Lion statues set atop the majestic stone posts.





















*Limestone boulders, perfectly manicured lawns,
and mature trees and shrubs frame this property
into a beautiful park-like setting.*









The views of the city skyline and the river valley are breathtaking and the expansive views in every direction are incredible.





YOU HAVE ARRIVED

As you approach the front door, curved exposed aggregate steps take you up to the intricately designed iron gates. The outdoor living area of this beautiful West terrace allows for amazing evenings enjoying the sun set. The curved custom designed cherry wood front door was masterfully designed by *Black Forest* and the stained glass was artistically designed by *Suncatcher's Design Studio*. The Italian "fresco" decorative painting on the front entry walls was hand painted by *Anna Krop*. The interior stone and exterior stone are by *Amico Stone* and the exceptional light fixtures are from *Feiss Lighting*.





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MAIN LIVING SPACE

The warm and inviting living room is open to the entertaining Chef's kitchen. The intricate interior brick was salvaged from early century Chicago fires adding a tremendous richness to this beautiful space. The living room features rich wood built-ins with iron detailing. A Chenille Limestone hearth and shelf slabs surrounding the central gas fireplace are by *Rocky Mountain Stone*. Italian porcelain tile gleams throughout the house and the rich wood window casing adds another layer of richness to the interior design. The views from the living room of the backyard and the city skyline are remarkable.







A TUSCAN KITCHEN

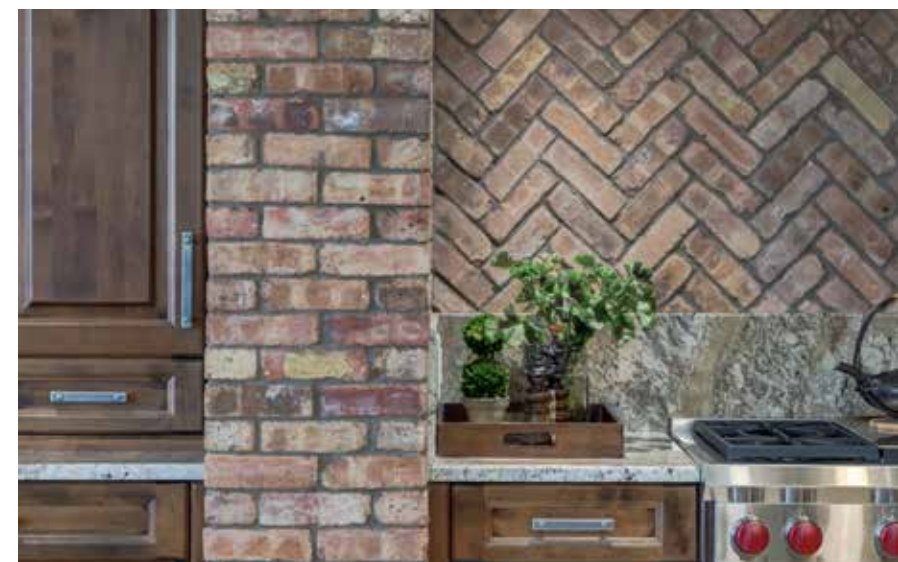
The kitchen is the “heart of the home” and this extraordinary space boasts a gigantic center island in a furniture piece styled design with a granite countertop. The windows are set to counter height to take advantage of the views and are set into a hexagonal design. Rich cherry cabinetry, timber accents, Chicago brick detailing and high end appliances adorn this beautifully appointed space.

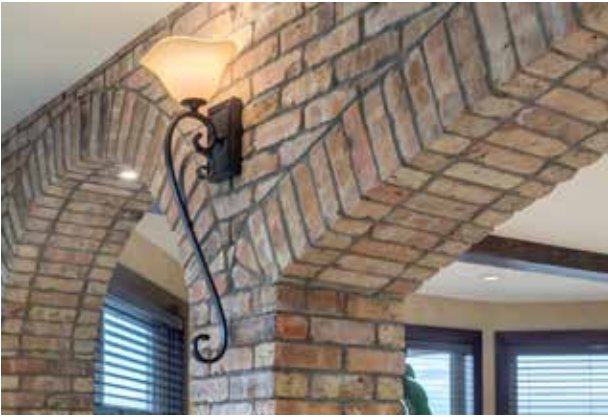














OUTDOOR ENTERTAINING SPACE

The terrace/deck area off the kitchen is covered and is the perfect spot for sunny morning breakfasts or evening dinners. Leading off the back deck area is the astonishing garden and greenhouse area. What an incredible gift to be able to pick your very own produce, grow organic vegetables and curate your own flower cutting gardens. The raised gardens not only have their own glass covers, but also have a fully integrated irrigation system. Saskatoon bushes, raspberry bushes, strawberries, goji berries and hascap berries are just a few of the special plantings in this enchanting garden space.









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FORMAL DINING

The formal dining area opens to its own West terrace for evening wine....





*The butler's pantry is perfect as a servery for formal dinners
or for catering staff while entertaining...*



*There are two main floor guest powder rooms featuring solid
limestone countertops with art-piece raised bowl sinks...*





MASTER SUITE

The main floor master suite is like living in a six diamond resort boasting a gas fireplace, a sitting area by the window, wonderful millwork wall and ceiling detailing and a decadent ‘spa-like’ ensuite. The ensuite features a clawfoot bathtub, a built-in dressing table, extensive drawers, and classic cream vanities set with two separate sinks. The bathroom also features a frameless glass steam shower, a separate water closet and a barrel vault ceiling over the bathtub. The master dressing room boasts completely enclosed closets, a center island, full laundry and a lovely window overlooking the front garden area.







*The main floor den is richly appointed
overlooking the front courtyard...*



LOWER LEVEL ENTERTAINING

A curved staircase leads to the lower level entertaining area. A walk-behind bar area is richly clad in cherry wood with rich coffered ceiling detailing. The bar area includes a fridge, wine cellar, pub-styled mirror feature, dishwasher and granite countertops. The lower level also features another sitting area with a gas fireplace, a media room, and exercise area, a games area, a full bathroom and two additional bedrooms.





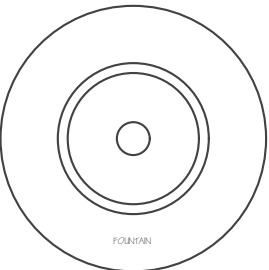


ADDITIONAL FEATURES OF THIS SPECTACULAR PROPERTY

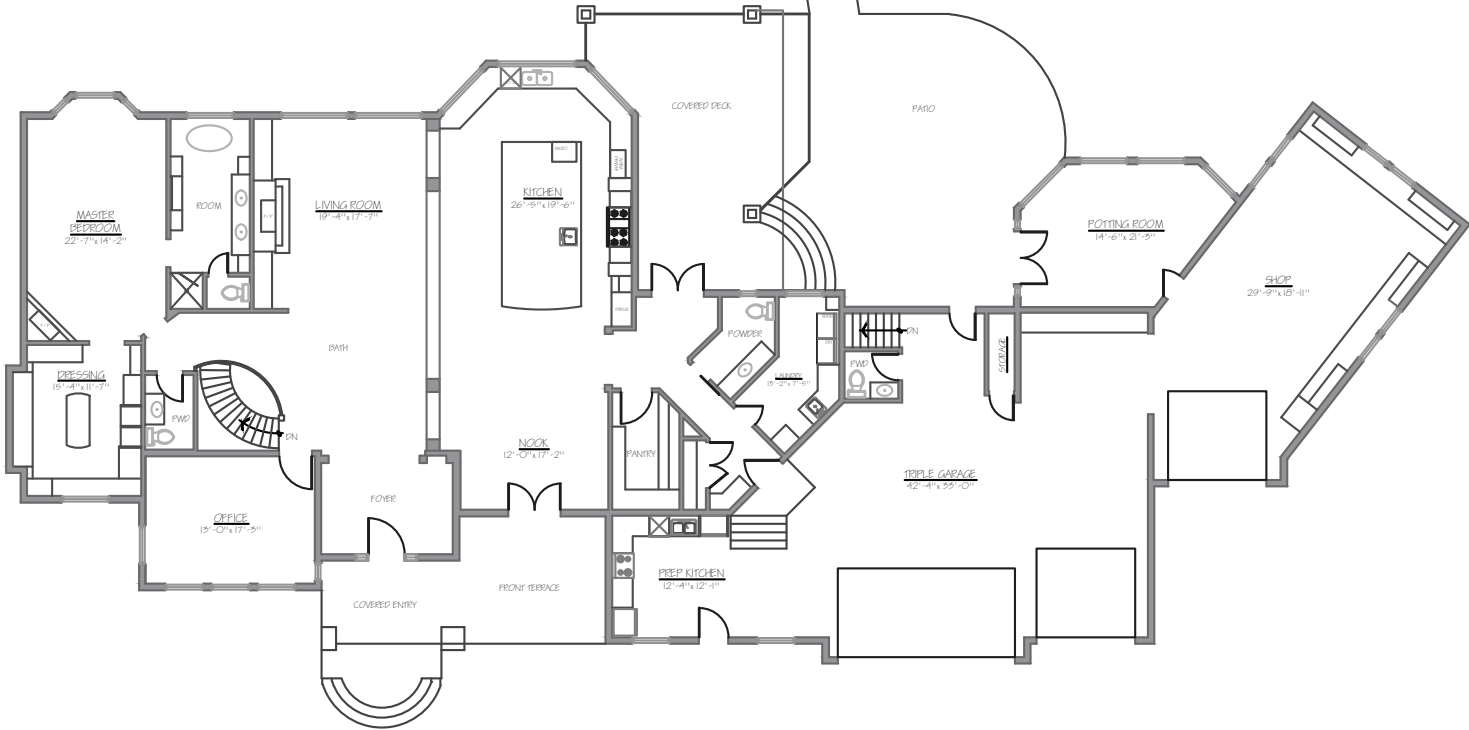
- A gigantic garage with room for up to six vehicles, a shop area and a full catering kitchen...
- A full main floor laundry in addition to the master closet laundry area...
- A multi-use potting room off the shop area that could also be used for crafts, art, bikes...
- Fabulous lower level storage, a lower garage area off the lower patio, two gigantic wine areas and a cold room...
- Mechanical: One high efficiency glycol boiler system; 75 gallon hot water tank; one high efficiency furnace (back-up); 50 gallon hot water tank (back-up); one four tonne air conditioning system; in-floor radiant heating on all levels and in the garage
- De-chlorinating system, water softener, reverse osmosis system
- Six wall-mounted built-in televisions
- Ceiling and patio speakers
- Three large fountains (6', 8' and 12') and statuary by *Fiore Stone California*
- 18' x 40' custom-built greenhouse
- Irrigation system by *College Pro Waterworks*
- Triple pane energy efficient windows and doors by *Lux*
- Epoxy flooring in the garage
- Louvered patio by *Suncoast Enclosures*
- All cabinetry by *Legacy Custom Kitchens*
- *Miele* and *Wolf* appliances
- All cabinetry hardware by *Southwest Forge* (Banbury Lane)
- *Brizio* and *Kohler* plumbing fixtures
- Home Theatre by *Showcase Audio Visual*
- *Emerald Bay Water Coop* provides water, septic tank and field system

FLOOR PLANS

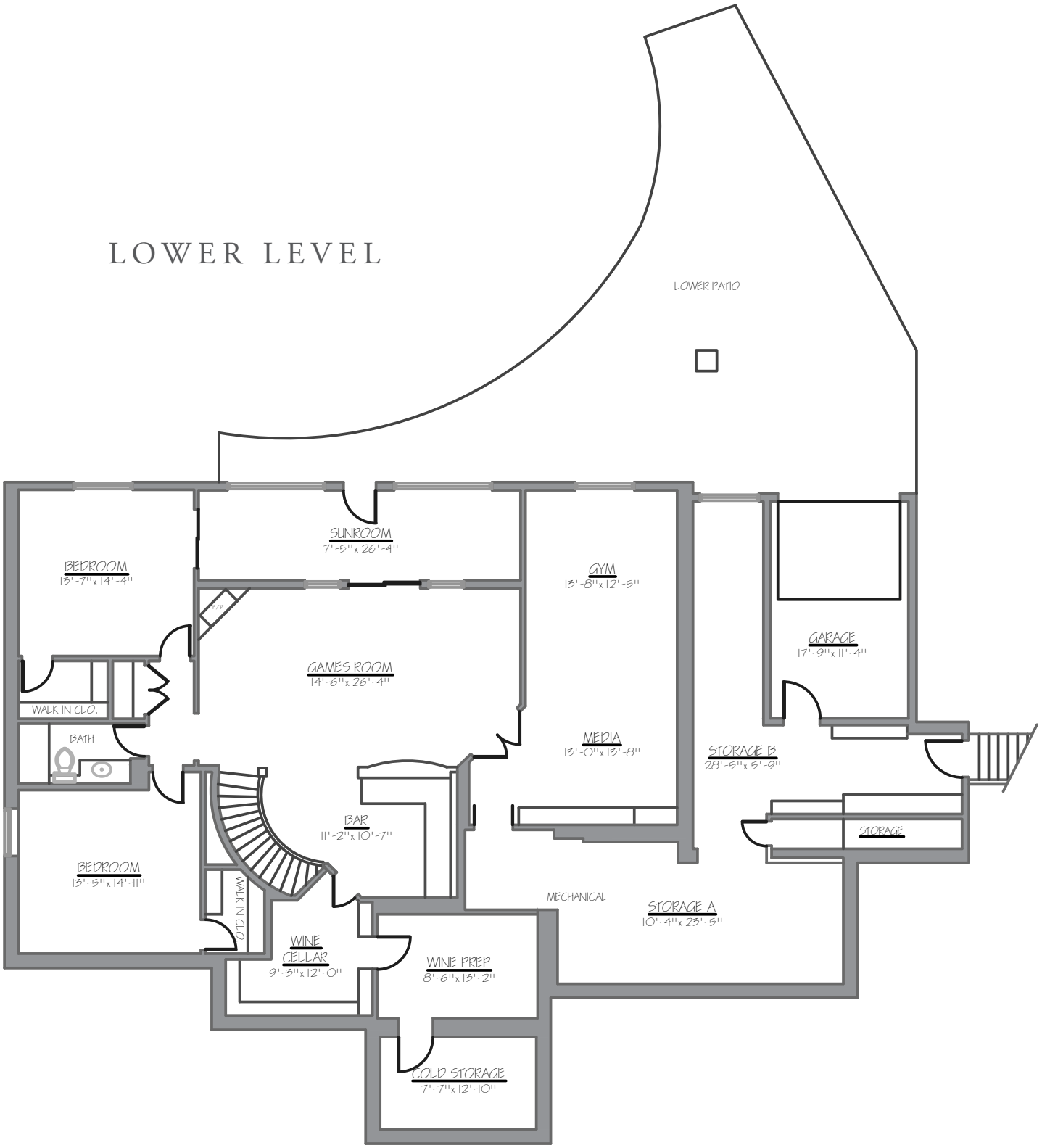
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MAIN LEVEL



LOWER LEVEL



E&O INSURED
DISCLAIMER: ALL TOTAL AREA MEASUREMENTS COMPLETED AND INSURED BY SQUARE ONE MEASURE USING THE RMS GUIDELINES SET OUT BY RECA (REAL ESTATE COUNCIL OF ALBERTA). MEASUREMENT INSURANCE PROVIDED IS TO BE CONSIDERED VOID WITHOUT PAYMENT AND NO ALTERATIONS, CHANGES, OR MANIPULATIONS CAN BE MADE TO THE DRAWING PACKAGE WITHOUT THE APPROVAL OF SQUARE ONE MEASURE. TOTAL SQUARE FOOTAGE MEASUREMENTS ARE BASED ON THE AREA WITHIN THE ALLOWED PERIMETER OF THE DETACHED OR ATTACHED HOME. THEY DO NOT INCLUDE DECKS, PATIOS, GARAGES, VAULTED "OPEN TO BELOW" AREAS, PLANT LEDGE WINDOWS, AREAS WITH FLOOR TO CEILING HEIGHTS BELOW FIVE FEET, AND FIREPLACE CANTILEVERS. FOR MORE INFORMATION ON THE RESIDENTIAL MEASUREMENT STANDARD (RMS) PLEASE VISIT: WWW.RECA.CA



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