



COLDWELL BANKER
MOUNTAIN CENTRAL

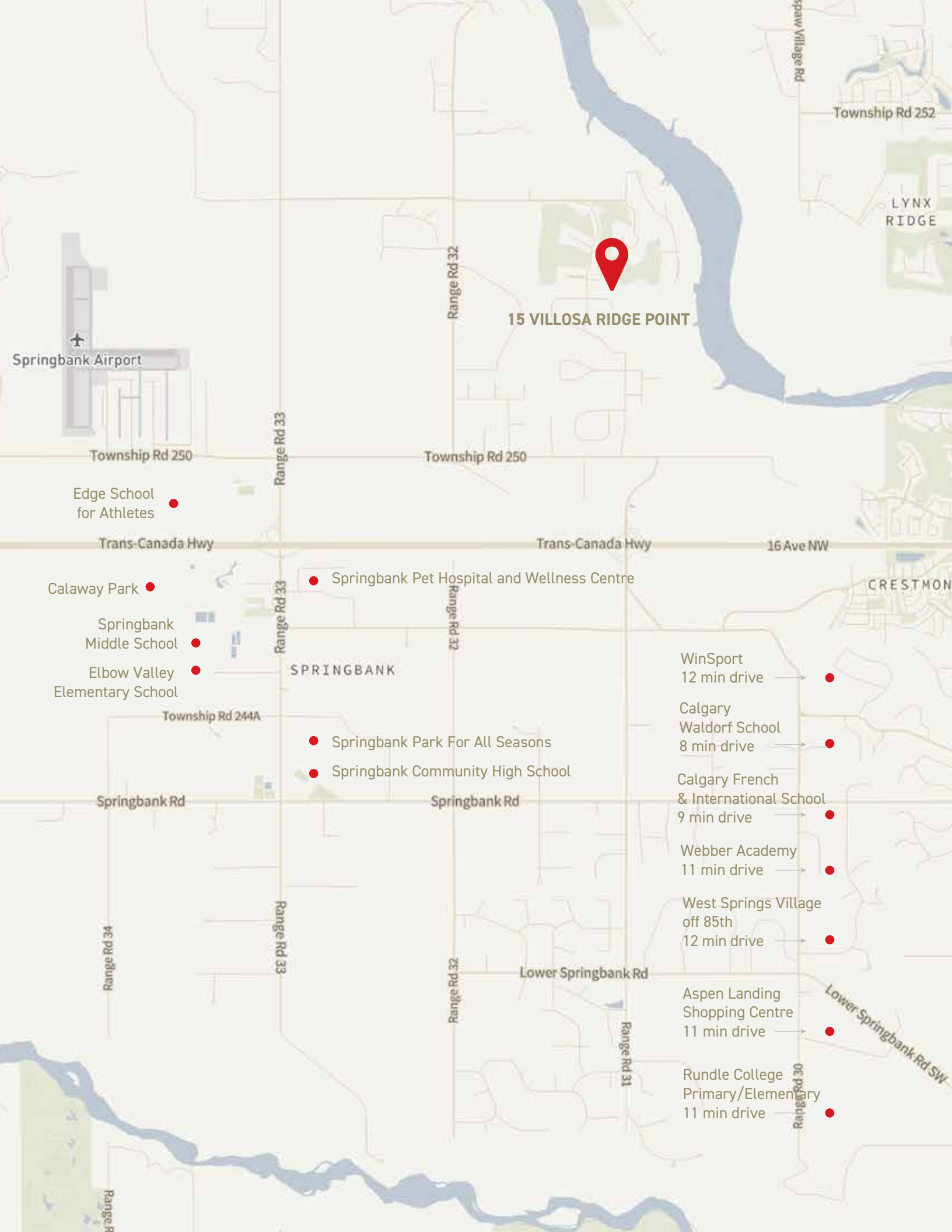
THE STARNES GROUP

15 VILLOSA RIDGE POINT
ROCKY VIEW COUNTY, ALBERTA, CANADA
COMMUNITY OF VILLOSA RIDGE | NORTH SPRINGBANK

Proudly Presenting
15 VILLOSA RIDGE POINT



Set Atop the Escarpment in North Springbank



- Edge School for Athletes
- Calaway Park
- Springbank Middle School
- Elbow Valley Elementary School
- Springbank Pet Hospital and Wellness Centre
- Springbank Park For All Seasons
- Springbank Community High School

- WinSport 12 min drive
- Calgary Waldorf School 8 min drive
- Calgary French & International School 9 min drive
- Webber Academy 11 min drive
- West Springs Village off 85th 12 min drive
- Aspen Landing Shopping Centre 11 min drive
- Rundle College Primary/Elementary 11 min drive



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 new *Trinity Hills* shopping center, *Calgary Farmers Market*, *West District* shopping off 85th Street, *West Springs Village*, and *Aspen Landing*. 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 ACREAGE SETTING

This one-of-a-kind property is set high on the escarpment with the most stupendous views of the city skyline, the valley, the Bow River, the *Springbank Links* golf course, the mountains to the West and the breathtaking valley set below. As you ascend down the long-paved driveway, the most welcoming and richly appointed home is upon you, welcoming guests and family members.



Stupendous City Views



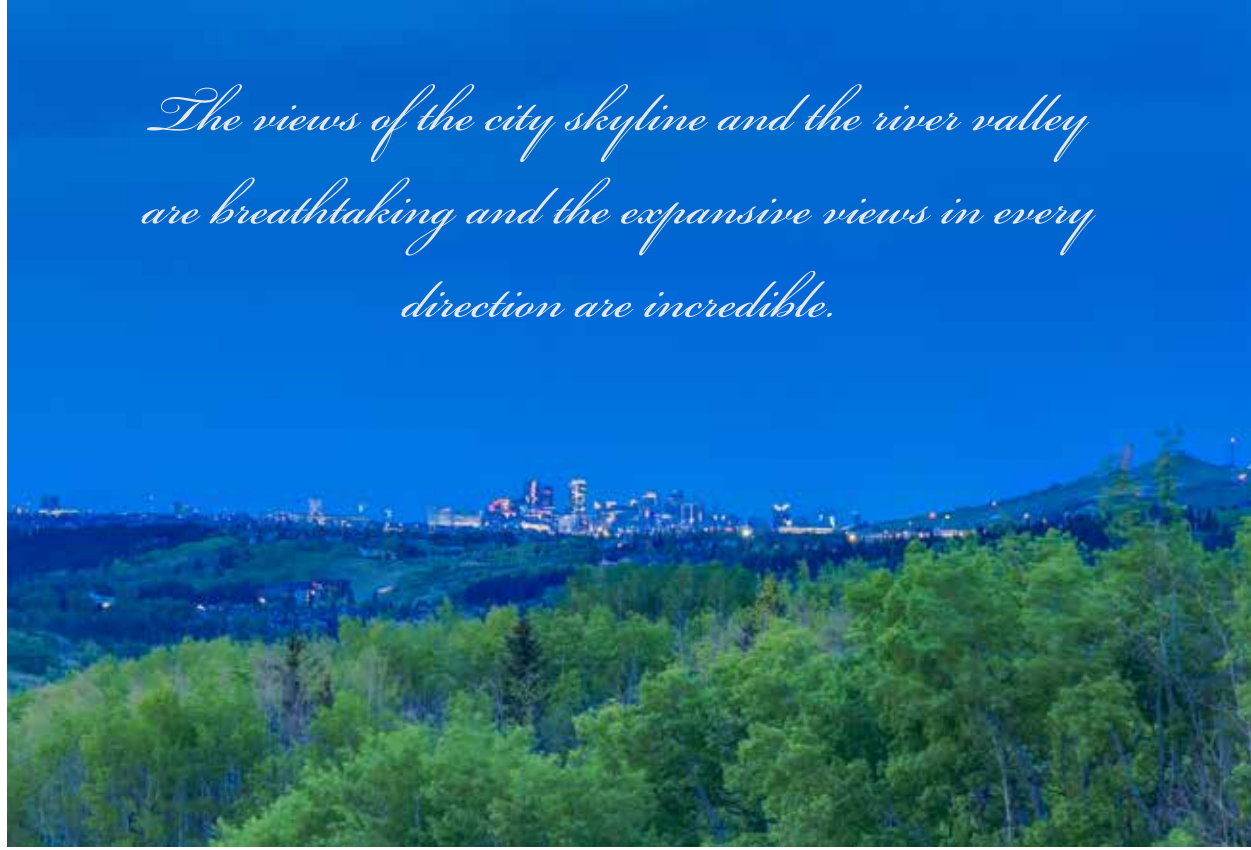








The views of the city skyline and the river valley are breathtaking and the expansive views in every direction are incredible.



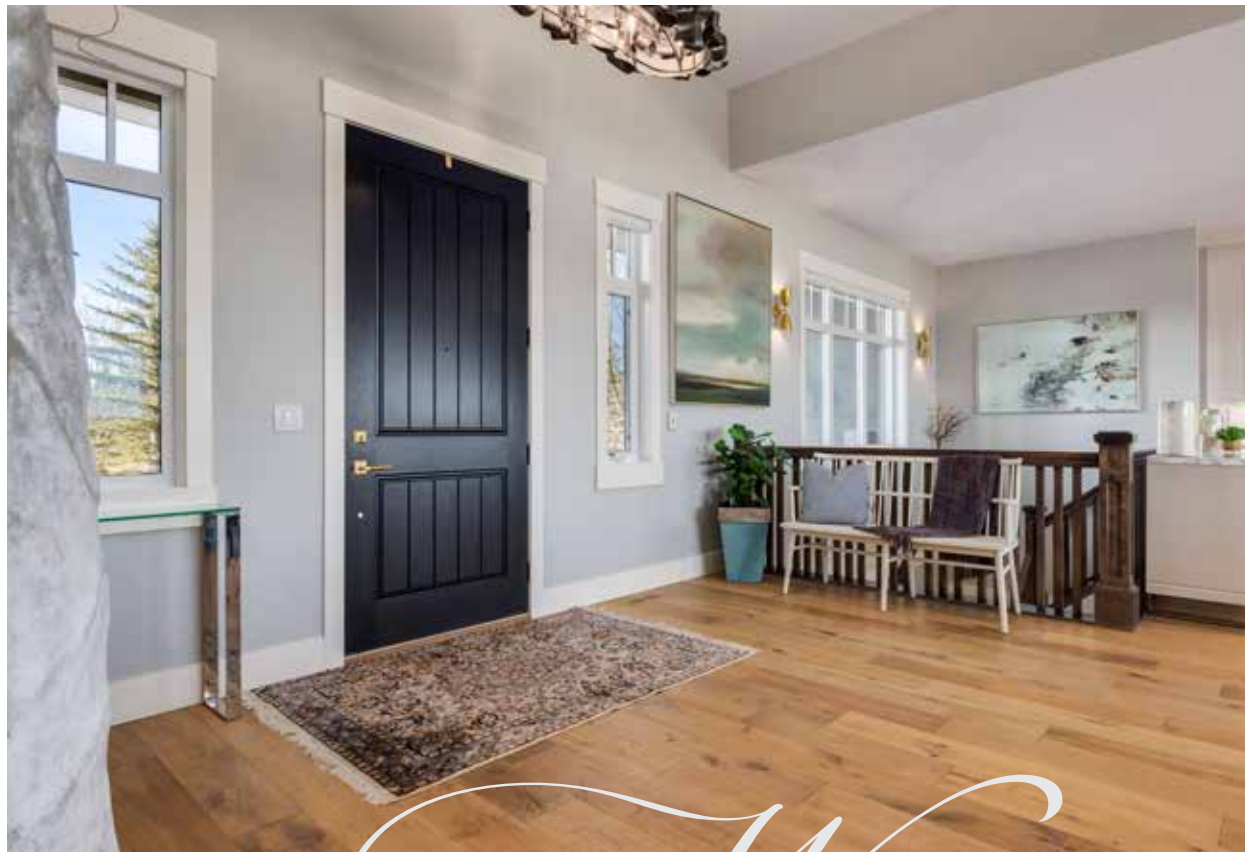


YOU HAVE ARRIVED

This beautifully appointed bungalow has tremendous street appeal with its lovely, covered stone entrance, peaked rooflines, expansive windows and rich earth tones. The landscaping is exquisite with perfectly manicured shrubs, mature trees, columnar aspens, expansive lawns, a sunny south front terrace, a basketball play area, garden areas and fabulous eave lighting. A side door leads to the back mud room and is a fantastic second entrance for kids to enter after playing in the yard. The property was extensively renovated in 2022 and 2024. Items that can be included are the power drive gas snow blower and the *Cub Cadet* zero-turn riding lawn mower.







WELCOMING ENTRANCE

Upon entering this family home, you are awestruck by the stunning unobstructed views from every room in the house. The expansive entrance features a unique designer light fixture and the open wood staircase leads to the lower-level entertaining level.





MAIN LIVING SPACE

The living room looks out onto the view set beyond and boasts high ceilings and glorious large windows. The cozy central gas fireplace is clad with stacked stone and has designer wood paneling set above. The living room is open to the large central dining area and the floors are a brushed light oak. All the light fixtures in this home are truly special and feel like art pieces in each space.







MODERN COUNTRY KITCHEN

The Elle Décor kitchen is centered around the most beautiful custom two-toned Bronze *Hammersmith* hood. A contemporary “glass globe” chandelier is set above the oversized island, a farmhouse sink is set into the island, quartz countertops were chosen for durability, and the island was designed for six stools. White quartz tile was chosen for the backsplash to match the massive island. The classic white cabinetry is set to the ceiling with designer gold pulls and drawers are all dove tailed wood. The luxury appliance package includes a *Wolf* 36” 6-burner gas cooktop (w/ pot-filler), a *Faber* 36” hood fan, a *Sub Zero* 48 “paneled side-by-side refrigerator/freezer with an internal water and ice dispenser, a *Sub Zero* 30” wine cooler (86 bottle) with fridge drawer, freezer drawer and ice maker, *Wolf* microwave drawer, *Wolf* 30” E-series double ovens, *Miele* built in coffee/espresso machine and two *Miele* dishwashers.







BUTLER'S PANTRY

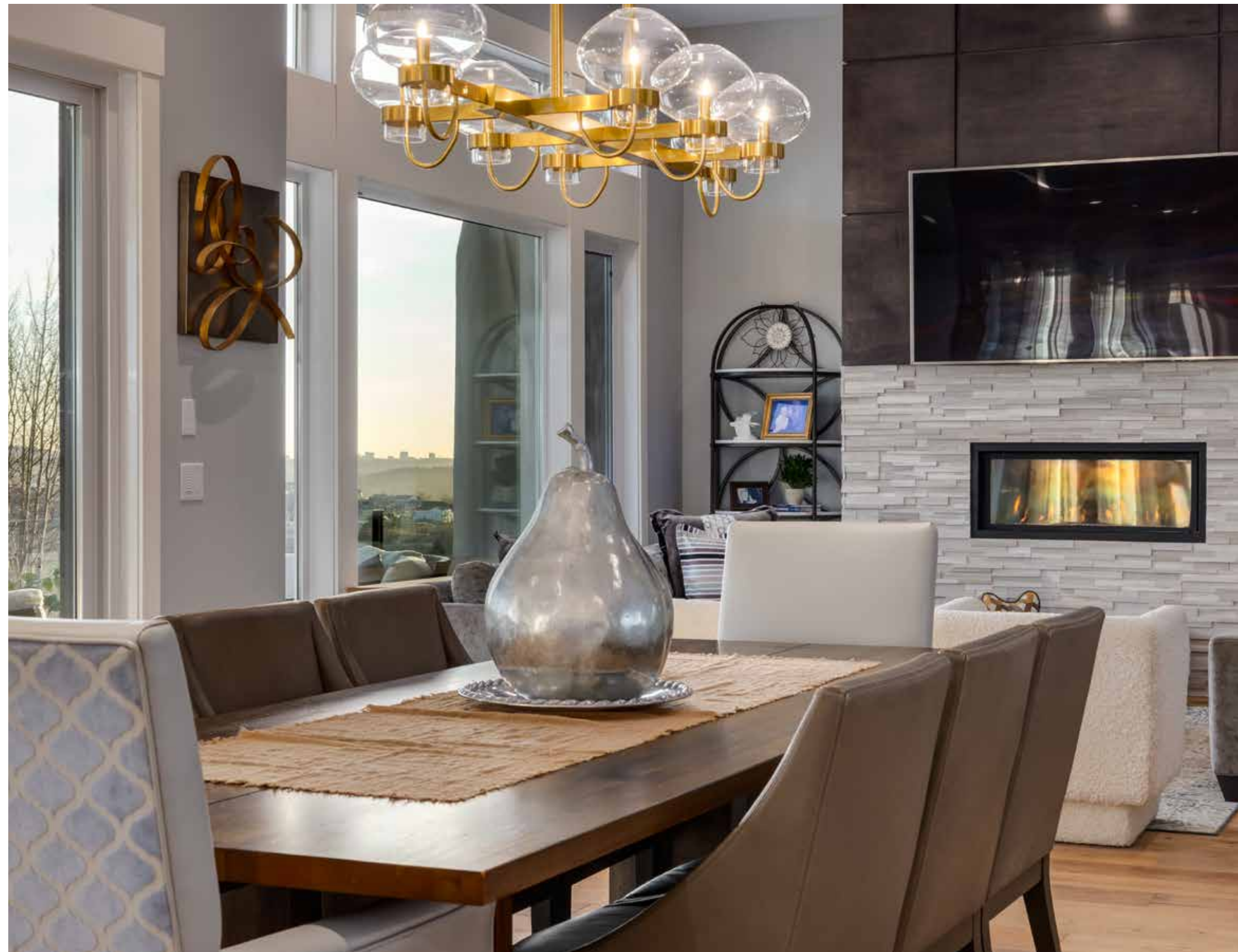
Just off the kitchen is a mirrored wet bar equipped with glass open shelves to display a variety of spirits. Gorgeous denim-styled horizontal tile is set between the counter and the mirrored area. A sink, dishwasher and hammered round metal sink complete the bar along with designer blue grey cabinetry. Around the corner is another walk-in pantry with floor-to-ceiling shelving. There is no lack of storage space in this efficiently designed home.





DINING SPACE

The central dining space can be set up for intimate family dinners or large guest parties. The location of the dining space was placed to take advantage of the views and to take the formality out of everyday dining experiences.





PRIMARY SUITE

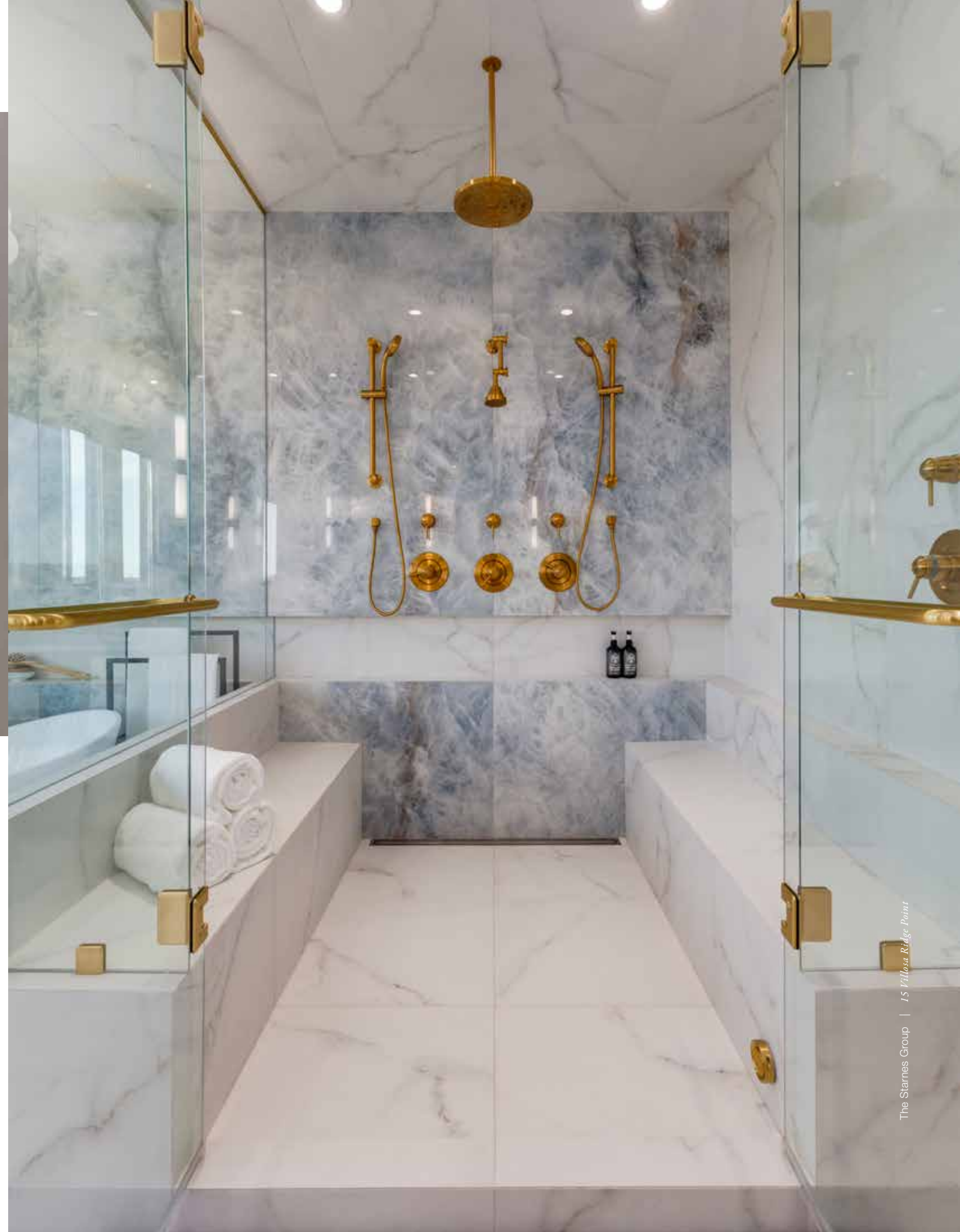
The primary suite encompasses the entire south-eastern side of the house. The bedroom is very large in size and has views of the valley, Bow River and the glistening downtown lights. A custom bookshelf was built to create a library space with the television set above. Linen wallpaper and faux painting make the room feel whimsical and set “in the clouds”. All of the draperies in the house are set to the ceiling accentuating the high ceiling heights throughout the entire main floor.





LUXURIOUS ENSUITE

The ensuite is brilliant with a magnificent design. The black onyx-colored vanities have a waterfall quartz edge, gold plumbing fixtures and drawer pulls, three curved mirrors, a dressing table area and gorgeous cylinder wall sconces. A freestanding deep soaker tub sits below a dazzling Nordic “bubble ball” chandelier. The large “gold framed” glass steam shower (*Kohler*) is a showpiece featuring a curved double glass door, quartz marble-styled benches, dual shower heads, a rain showerhead, and a blue-gray porcelain tile feature wall with an inset shelf spanning across the entire wall. Next to the ensuite is a large dressing room, walk-in closet with a custom upholstered window seat and “drawer” island overlooking the front of the home. The closet also has a compact laundry room with an *Electrolux* washer and dryer.









OUTDOOR ENTERTAINING SPACE

Sliding doors lead from the main level out to the covered deck that has a built in *Napoleon* BBQ with sink, remote-controlled screens and two *Calcana* heaters. One of the outdoor living room areas is covered with the dining table and the other section of this expansive deck is uncovered. Enjoy a morning cup of coffee with the East sun hitting the deck or an evening around the fire pit with a glass of wine looking over the views set afar. There is also a large-mounted TV to enjoy the football game while having friends over for a summer BBQ.







Guest Powder Room



MAIN FLOOR DEN

Enter the sun lit home office space through an architectural door in-set with glass. The main floor den has a wonderful sitting area with space for a sofa, a built-in desk with open shelves and lower cabinetry and a vista of the beautiful front yard lined with trees and beautiful gardens. This space is painted in a rich blue color giving it a *Ralph Lauren* styled feel. If you work from home, this light-filled space is wonderful.



LOWER-LEVEL ENTERTAINING

The lower level opens to a large game-media room with its own built-in wet bar housing a *GE* bar fridge. Large windows overlook the views, there is a large home gym, three additional bedrooms with walk-in closets and each have their own bathrooms. The lower-level laundry room is equipped with a *Samsung* washer and dryer. The lower-level patio has a large *Wellis Mont Blanc* 7-person hot tub (new in 2022).









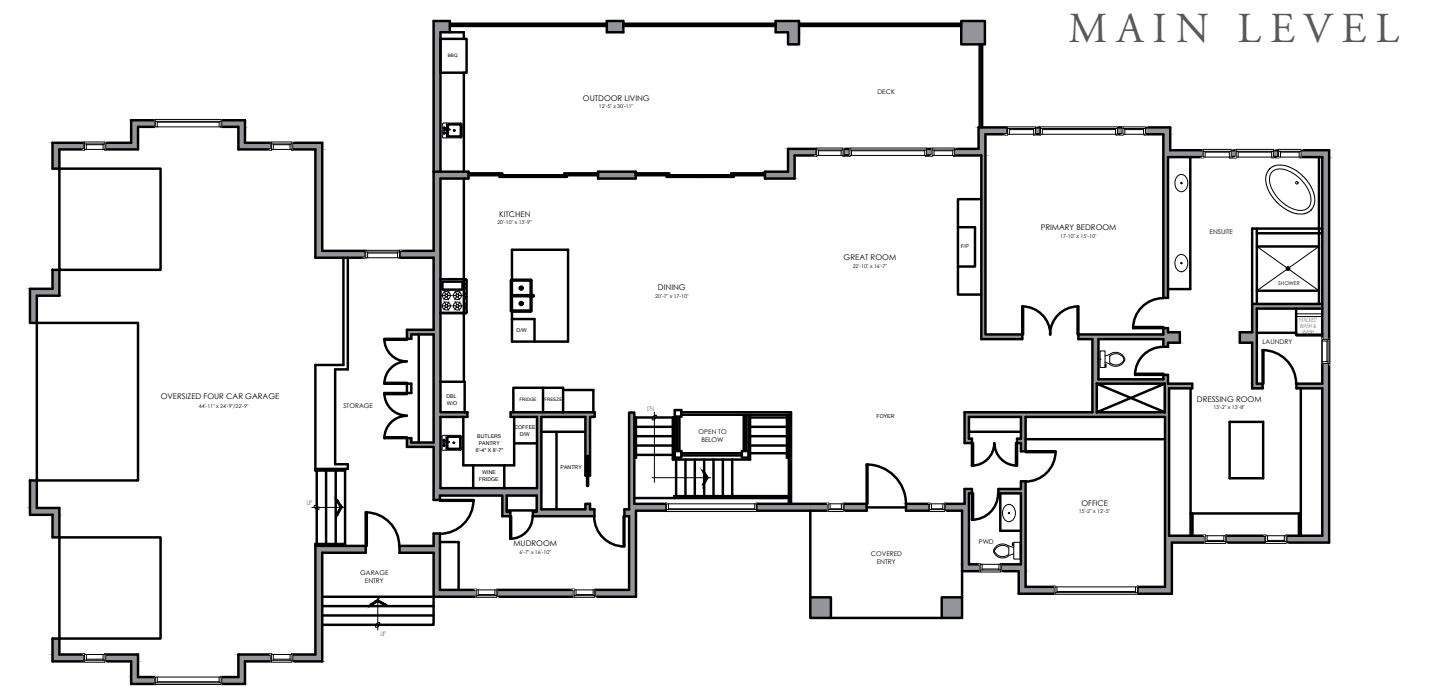
The oversized four car garage has outstanding storage, high ceilings, second mudroom, closets, full-size fridge and freezer and is heated.



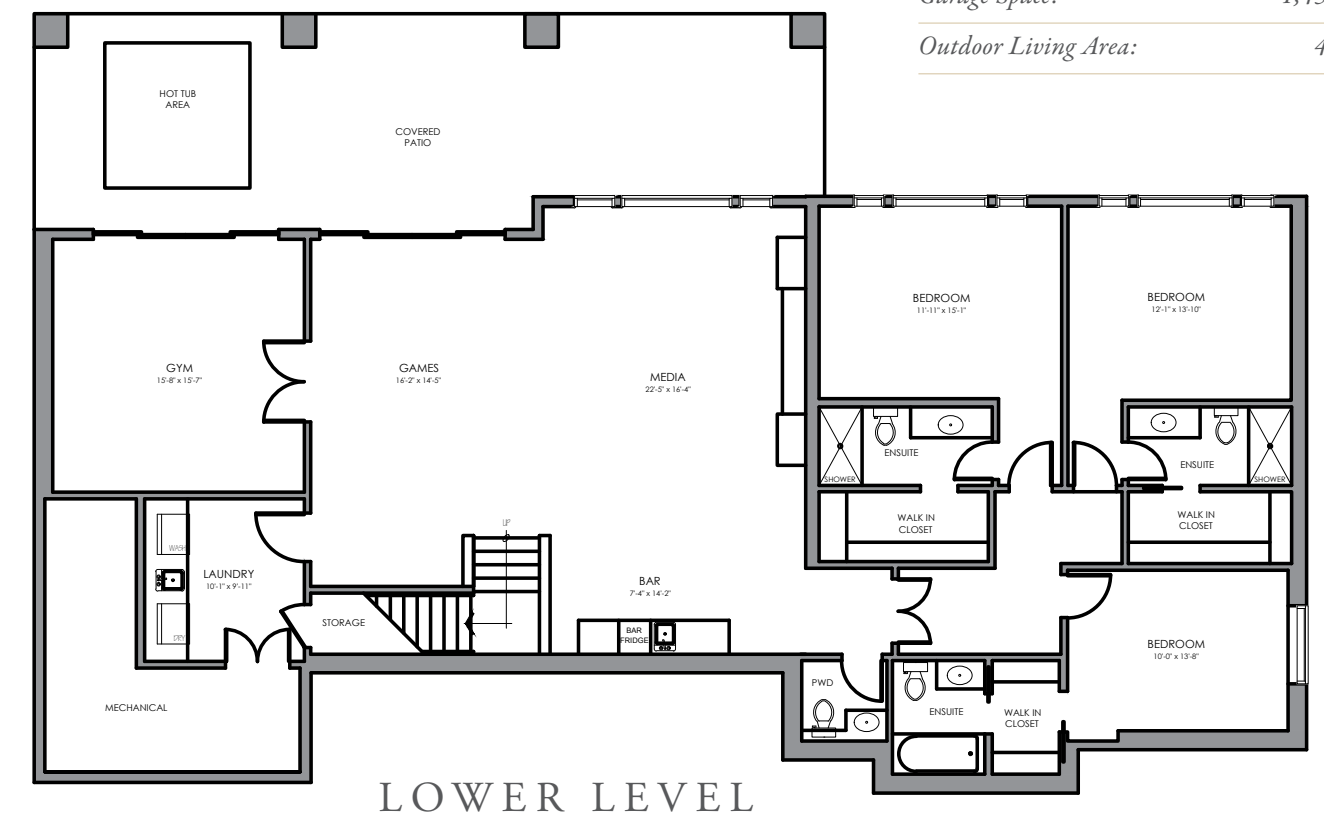


ADDITIONAL FEATURES OF THIS BEAUTIFUL PROPERTY...

Starlink Satellite system, Elan home automation platforms, 18-Zone irrigation system, in-floor radiant heat in the garage (one zone) and entire basement (two zones), new hot water tank (2025), water softener, Lutron programmable smart light switches (main floor), 12 wall-mounted televisions, built in speakers (kitchen, dining room, den, great room, rec room, primary ensuite, upper deck, lower deck and gym), alarm system, motorized deck screens (3), Emtek programmable electronic deadbolt locks in mudroom and side entry.



Main Floor Space:	2,812.96 sq. ft.
Lower Floor Space:	2,412.88 sq. ft.
Total Developed Floor Space:	5,225.84 sq. ft.
Garage Space:	1,452.82 sq. ft.
Outdoor Living Area:	424.4 sq. ft.





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