

28 Villosa Ridge Drive



Villosa Ridge



With a dazzling crystal chandelier & coordinating wall sconces, rich oak floors and plenty of space for many people to sit comfortably, you are sure to enjoy hosting lavish dinner parties in this space.

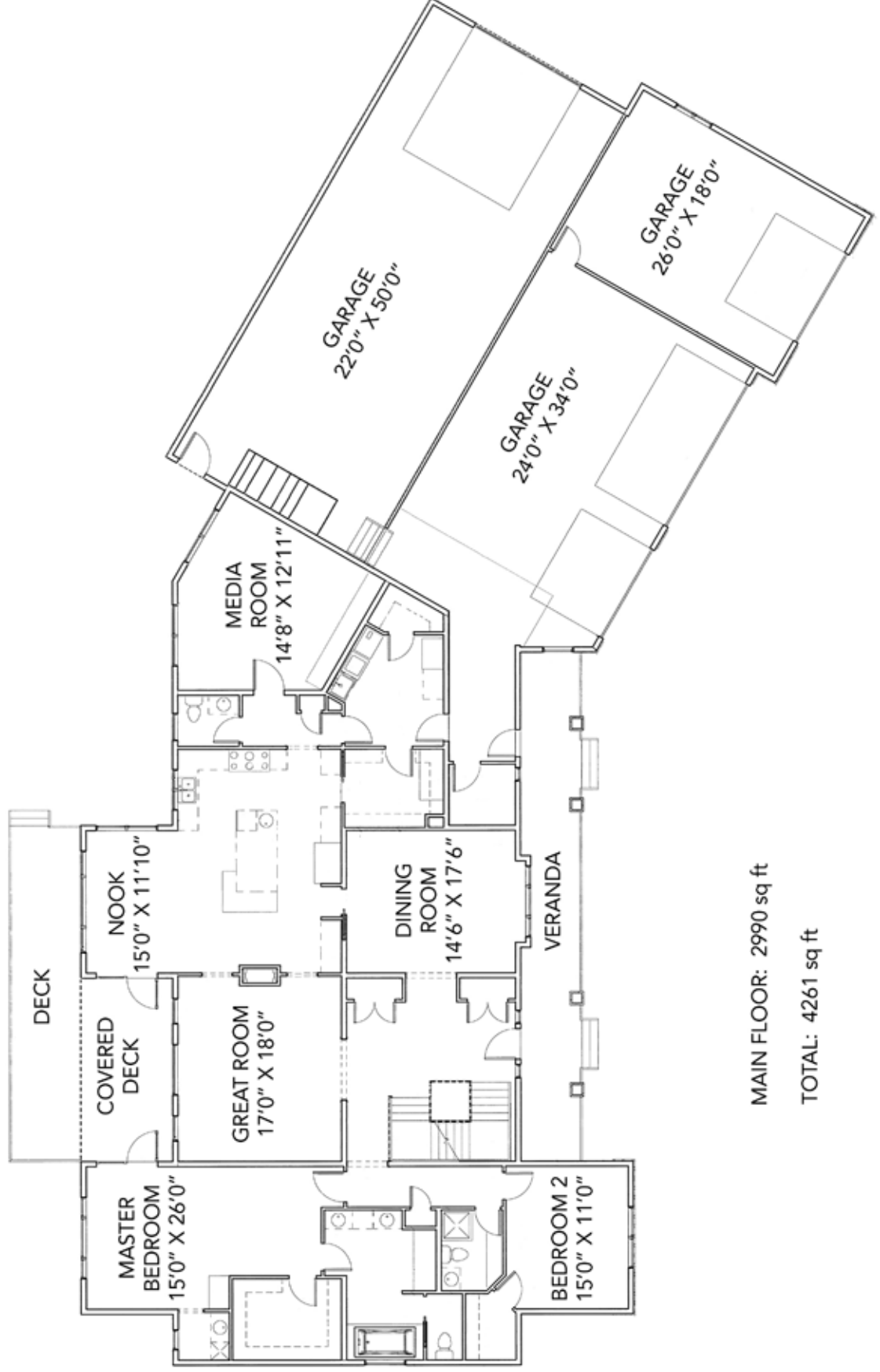


A towering, 2 storey rundlestone gas fireplace takes center stage in this great room which truly lives up to its name! East windows frame views of the yard and the vivid golds & reds of Alberta's prairie sunrises.



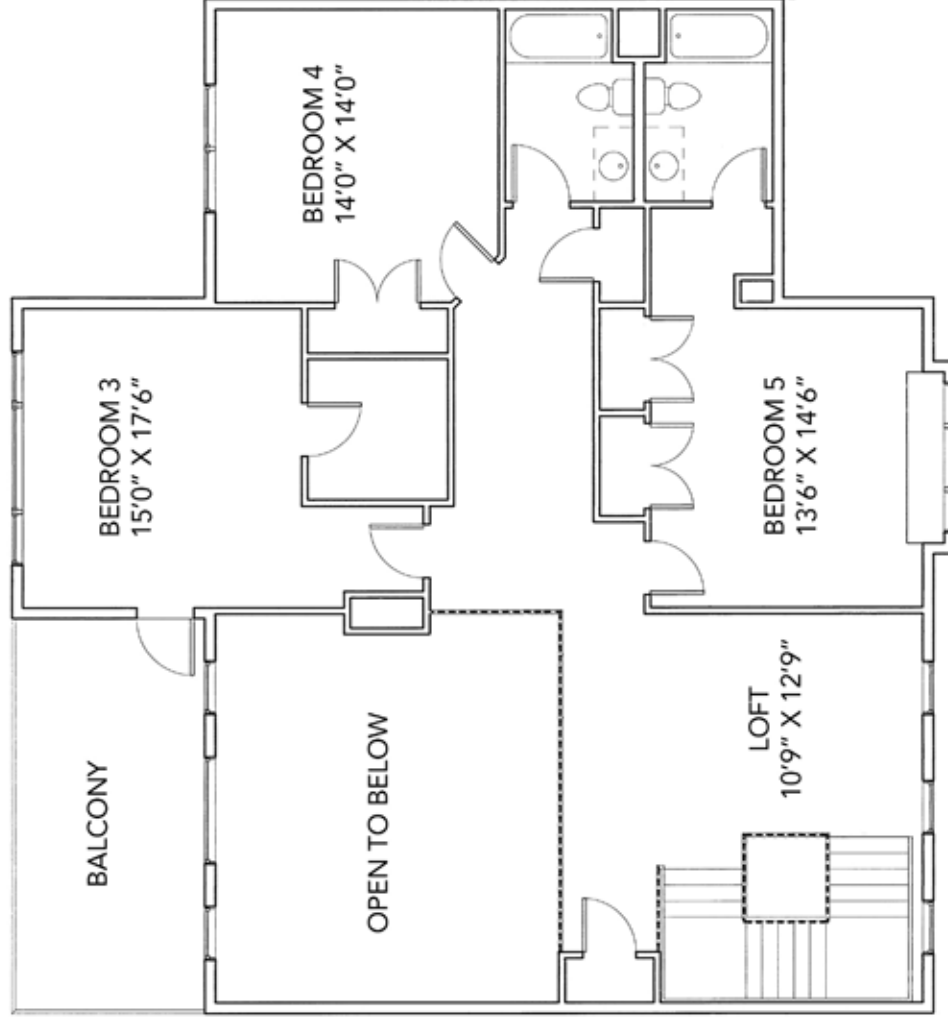
Outfitted with sleek travertine tile, polished Angolia granite, loads of storage in rich cherry cabinetry, an attractive tumbled marble backsplash, sun-soaked breakfast nook and top-of-the-line appliance package, this kitchen is sure to be the social center of this home.





MAIN FLOOR: 2990 sq ft

TOTAL: 4261 sq ft



UPPER FLOOR: 1271 sq ft



The walkout level has been masterfully developed with a large recreation space, home office, guest bedroom and this thoughtful suite: perfect for live-in inlaws or as a private nanny suite with gas fireplace, kitchenette, bedroom complete with walk-in closet set-up for laundry, patio access and separate entry to the parking bay.



With a triple attached garage complete with slab heating PLUS this impressive parking bay with 14' ceiling - perfect for an RV, truck & trailer, or install an elevator for ALL of your "toys" - this home is certain to have more than enough space for all of your vehicles with current capacity for 8 cars...stack them in the RV bay and you've got enough space for 12!

District:	Villosa Ridge	MLS:	C3428891
Legal:	Plan 9710304 Block 5 Lot 30	Rooms:	9/5 + 2
Zoning:	Rural	Taxes:	\$6886 (2009)
Occupancy:	Seller	Year Built:	2007

Style:	2 Storey with Walkout	PRICE:	\$1,795,000
Lot:	2.16 Acres (+/-)	Downpayment:	\$1,795,000
Size:	4261 Sq Ft (395.85 m2)	Front Exposure:	West
(Lower):	Developed	Landscaped:	Yes with 150 trees & shrubs
Flooring:	Hardwood, carpet, tile	Fenced:	No
Heating:	High Efficiency (1) Forced-Air, In-Floor	Exterior:	Stucco, stone
Fireplace:	Yes (3) gas-fuelled	Possession Date:	90 days/negotiable

Main Level:		Upper Level:	
Dining Room:	14'6" x 17'6"	Bedroom 3:	15'0" x 17'6"
Great Room:	17'0" x 18'0"	Bedroom 4:	14'0" x 14'0"
Kitchen:	Island-style	Bedroom 5:	13'6" x 14'6"
Breakfast Nook:	15'0" x 11'10"	Loft:	10'9" x 12'9"
Master Bedroom:	15'0" x 26'0"	Rec Room:	Basement
Bedroom 2:	15'0" x 11'0"	Office:	Basement
		Bedroom 6:	Basement
		Flex/Media:	Basement
		Bedroom 7:	Basement
		Kitchen/Bar:	Basement
Bathrooms:	(7) 1 - 2 piece, 2 - 3 piece, 2 - 4 piece, 1 - 4 piece ensuite, 1 - 6 piece ensuite		
Basement:	Walkout: fully finished with a rec room, 6th bedroom and self-contained nanny-suite		
Parking:	Covered parking for 8 cars in a triple attached garage with slab-heating PLUS RV garage		

Included in Price:

Stainless steel kitchen appliances to include: Wolf gas stove, Ventahood hoodfan, Sub-Zero fridge, Bosch dishwasher, and (2) garburators; also included are all window coverings (including Hunter Douglas blinds on select windows), vacuum system & all attachments, lawn sprinkler system on 2 acres & drip irrigation on 150 trees & shrubs, Whirlpool front loading washer & May-tag gas steam dryer with hanging compartment and (2) air-conditioners
Exclusions: sauna

Remarks:

Incredibly well-built 7 bedroom home sitting atop a fully landscaped 2.16 Acre lot in Villosa Ridge with a developed walkout level, parking for 8 vehicles in a 3 car garage PLUS RV garage with 14' ceiling (space to park another 4 cars plus 1 in the work bay). Finished with a meticulous attention to detail to include rich oak floors, high efficiency heating system, cherry cabinetry, granite counters, 2 acres all on sprinklers with 150 trees & shrubs on drip irrigation (this home has its own well!), travertine tile floors, top-of-the-line appliances, developed walkout with heated floors, self-contained nanny suite with gas fireplace, kitchenette & private entrance, thoughtful recycling storage room, an impressive 2-storey rundle stone gas fireplace, master suite with a convenient breakfast serving bar, an auxiliary water system with 22 gallons/minute capability, non-slip deck, heated front veranda and so much more! Offering plenty of wide open space both inside and out for your growing family, this home offers the best in rural living.

T 403 686 7800
F 403 685 3761
C 403 870 8811
sam@samcorea.ca

samcorea

