



**43 Villosa Ridge Drive NW  
Rural Rocky View County, Alberta**

**MLS # A2326328**



**\$1,699,999**

<b>Division:</b>	Villosa Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,754 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	3.00 Acres		
<b>Lot Feat:</b>	Many Trees, Private		

<b>Heating:</b>	Central, Forced Air	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Skylight(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

Exceptional 2-Storey Walkout on 3 Acres | Over 4,700 Sq. Ft. | 7 Bedrooms | Mountain Views | Proudly offered by the original owners, this exceptional 2-storey walkout home is situated on a beautifully maintained 3-acre parcel, offering over 4,700 sq. ft. of developed living space, spectacular mountain views, and the perfect balance of peaceful country living with convenient access to Calgary. Designed with space, comfort, and functionality in mind, this impressive home offers 7 bedrooms, 4 bathrooms, and a bright, well-appointed floor plan that provides exceptional flexibility for a variety of lifestyles. Recent updates include refinished hardwood floors (2026), fresh interior paint, and all new pot lights, creating a bright, modern, and move-in-ready interior. The main level offers expansive living and dining areas filled with natural light, along with a well-appointed kitchen that seamlessly connects to the family room—ideal for everyday living and entertaining. Step outside onto the large rear deck and enjoy panoramic mountain views, breathtaking sunsets, and the tranquility of your private acreage. Upstairs, the spacious primary retreat features its own private deck overlooking the mountains, providing the perfect setting to enjoy your morning coffee or unwind at the end of the day. The additional bedrooms offer flexibility for family, guests, or home office space. The fully developed walkout basement provides even more living space with additional bedrooms, a full bathroom, and generous recreation areas, making it ideal for extended family, entertaining, or a home gym. The walkout basement opens to a beautiful sunroom, offering abundant natural light, perfect for relaxing year-round. Outside, the beautifully landscaped grounds are serviced by an underground irrigation system, while the triple attached garage offers ample space for vehicles, tools, and recreational equipment. Enjoy

easy access to golf courses, the Bow River, nearby lakes, and endless outdoor recreation, all while taking in spectacular mountain views, this remarkable property offers the privacy and serenity of acreage living without sacrificing the convenience of city amenities. With stunning mountain views, extensive living space, thoughtful updates, and undeniable pride of ownership, this is a rare opportunity to own an exceptional country estate in a highly desirable location.