



GRASSROOTS
REALTY GROUP

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157 Blueridge Rise
Rural Rocky View County, Alberta

MLS # A2234590



\$1,880,000

Division:	Blueridge Estates		
Type:	Residential/House		
Style:	2 Storey Split, Acreage with Residence		
Size:	5,525 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Heated Garage, Insulated, Triple Garage Attached		
Lot Size:	2.31 Acres		
Lot Feat:	Corner Lot, Environmental Reserve, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	C
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Double Vanity, French Door, Granite Counters, High Ceilings, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Are you looking for a 2 acre parcel Country living but yet close to the City? Don't miss this opportunity to move into a spacious home built in the 80s, with 3,800 square feet home and an Indoor Swimming pool in Blue Ridge Estates, just minutes away from Tuscany C-Train. The minute you walk in, you will be amazed by the grand foyer's 2-storey high vaulted cedar ceiling and a beautiful split staircase with extended use of railings leading to the second level. The huge Great Room features stunning floor-to-ceiling windows. The spacious Family Room is warm and inviting with a wood-burning fireplace, and it flows into the bright breakfast nook, which overlooks the expansive acreage backyard surrounded by trees and greenspace. Opening into the Kitchen, you'll find granite countertops, stainless steel appliances, and ample cabinetry. Access the formal Dining Room from the kitchen or the main foyer through French doors. A main floor office offers access to the indoor pool area, while the spacious laundry room with a sink leads to the triple attached heated garage. Going upstairs are 4 bedrooms, including a huge master bedroom with 15' vaulted ceilings, a walk-in closet, and a 5-piece ensuite with double vanity and a soaker tub overlooking the treed acreage. Step out onto the private balcony from the master to enjoy the open, peaceful views. One of the other bedrooms also has its own private balcony. A shared 4-piece bath completes the upper level. The basement is fully finished, featuring new vinyl plank flooring throughout, a large recreation room with a wood-burning fireplace, a den with French doors, and two full bathrooms. This impressive 35-foot long indoor swimming pool, housed in over 1,620 square feet space, you can enjoy the pool all year round. Great for your family to enjoy. This amazing acreage comes with Triple attached

garage, mature landscaping, and Gazebo. Great quiet location but yet close to Tuscany C- train, Rocky Ridge Co-Op Shopping, Crowfoot Shopping centre, easy access to Stoney Trail etc.