



GRASSROOTS
REALTY GROUP

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205 Blueridge View
Rural Rocky View County, Alberta

MLS # A2115744



\$4,490,000

Division:	Blueridge Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	4,465 sq.ft.	Age:	2017 (7 yrs old)
Beds:	5	Baths:	6 full / 1 half
Garage:	Asphalt, Driveway, Garage Faces Front, Garage Faces Side, Insulated, Oversized		
Lot Size:	0.91 Acre		
Lot Feat:	Front Yard, Low Maintenance Landscape, Gentle Sloping, Landscaped, Sloped		

Heating:	High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas, Zoned	Water:	Co-operative
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Post & Beam, Stone, Stucco, Wood Frame	Zoning:	DC-141
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected, Natural Gas

Features: Bar, Beamed Ceilings, Elevator, Granite Counters, High Ceilings, Open Floorplan, Quartz Counters, Recreation Facilities, Smart Home, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: Ice Maker, Outdoor Refrigerator, Outdoor Cooktop-Gas, Outdoor BBQ-Built-In x2, Camera System, Security System, Entire Home Automation, TV x12, Outdoor TV x2, Home Theatre Projector, Theatre Screen, Theatre Sound System, Games Room TV and Sound System, All Pool Equipment/Filters/Chemicals/Motorized Pool Cover, 3 Season Room Motorized Screens and Controls and Infrared Heater, All Exterior Ground Lighting, Hot Tub

Welcome home to this extensive custom built unobstructive MOUNTAIN VIEW retreat in one of the most sought after streets in all of Watermark! Located adjacent from the city limits and 20 minutes from downtown this alpine-meets-elegant styled home is uniquely accessed through the quiet country roads of the exclusive community of Blueridge Estates in Bearspaw. Constructed in 2017, this home sits on 0.91ac of meticulously designed landscaping and offers a stunning 8531+ sf of living space. This home has many accessible elements including an ELEVATOR, a primary bedroom on the main floor, curbless showers and wide halls. This home has 6 bedrooms with 4 of them having ensuite bathrooms with laundry on every floor. This home is very energy efficient with triple paned windows, in slab heat located on the main and basement levels, two efficient forced air furnaces, heated pool deck & oversized 5 car garage (8 cars with lifts). The home automation was upgraded in 2024 allowing the owner to control lighting, temperature, audio, visual, and 12 security cameras all with their cell phone under one app at home or remotely. A focus on health is provided with high efficiency particulate air HEPA filters/carbon & UV Light, two steam humidifiers, three efficient boilers, oversized hot water tank, soft water system as well as an additional water filtration system to appliances. Almost every room has mountain views with magnificent sunrises and sunsets! This home is southwest facing it is extremely cheerful and bright year round as sunlight floods through the vaulted family room floor-to-ceiling windows. Looking up you will notice the soaring gallery of Douglas fir heavy timbers and stunning stonework which continues on the main floor throughout the kitchen dining and SCREENED-IN 3-SEASON ROOM (with fireplace, infrared heater, outdoor TV and built-in BBQ.

As expected the chefs kitchen is home to appliances such as Wolf Miele & Subzero and is supported by the butlers pantry and wine cellar. Completing the main floor is the spacious PRIMARY BEDROOM that was beautifully designed with a stone 2-sided fireplace, a stand alone spa tub, double vanity, steam shower, toilet room and MASSIVE WALK IN CLOSET! Taking the elevator to the top floor you will find 2 bedrooms one of which can serve as a second primary and an office that could be used as a 3rd bedroom if needed. Taking the elevator to the bottom floor you will find 2 more bedrooms both with ensuites. As with many basements this space is designed for fun entertainment and health including a full wet bar game room area VIDEO GAME ROOM fully insulated theater gym (cork floors) and an 15 by 30 INDOOR POOL with an automated pool cover (child-proof), swim current, shower room and a dedicated heat recovery and humidity control system. Through double doors the pool leads to an incredible large OUTDOOR PATIO with audio and WIFI, salt water HOT TUB with a TV gas FIREPIT and built-in gas BBQ! This property is a true gem and shouldn't be missed!