



192 Blueridge Rise
Rural Rocky View County, Alberta

MLS # A2128955



\$2,995,000

Division:	Bears paw_Calg		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	5,032 sq.ft.	Age:	1989 (35 yrs old)
Beds:	5	Baths:	6 full / 1 half
Garage:	Heated Garage, Quad or More Attached		
Lot Size:	2.10 Acres		
Lot Feat:	Garden, No Neighbours Behind, Private, Secluded		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Co-operative
Floors:	Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Concrete	Condo Fee:	-
Basement:	Finished, Full	LLD:	18-25-2-W5
Exterior:	Stucco	Zoning:	R-CRD
Foundation:	Other	Utilities:	-
Features:	Bar, Bookcases, High Ceilings, No Smoking Home, Open Floorplan, Wired for Sound		

Inclusions: Sound System(s), Furniture to be negotiated with buyers separately.

View the YouTube cinematographic video tour! This is a very RARE UNIQUE FAMILY ESTATE opportunity being sold by the original owners! LUXURY ACREAGE ESTATE LIVING doesn't get better than this LOCATION in Blueridge! Private property only 1 MINUTE DRIVE from the city limits and 15 minute drive to downtown. Timeless, Classic, Modern. None of these words do justice to this exceptional one owner Bears paw home, never before offered for sale! Located on a hilltop 2.2 acre lot in Blueridge Estates, this elegant west-coast style home offers spectacular MOUNTAIN VIEWS from almost every room. The lot is also backed by a GREEN BELT with pathways that protect the SW views. Totally renovated just 4 years ago, you will enjoy five new bedrooms, two brand new fully equipped kitchens, seven (yes seven) brand new washrooms, new triple pane high efficiency windows, a new climate controlled wine room, a fully equipped gym and steam room and so much more. There are even two new rock fountains. For the technologically minded, there is a new Z-wave technology package with everything you could possibly need all controlled from one's i-Phone. Quebec sourced maple hardwood adds luxury and wait till you see the 1500 sq ft lifestyle room that can be easily adapted to whatever your family needs from a SPORT COURT to a banquet facility or easily turn it back into the original swimming pool. Perfect for a family and for entertaining. Working from home? You will love the elegant and functional his and hers offices on the upper level, linked by a catwalk with spectacular mountain views. Whatever your needs and your lifestyle, this home has it all. Call today for your own personal tour.