



**GRASSROOTS**  
REALTY GROUP

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**166 Blueridge Rise**  
**Rural Rocky View County, Alberta**

**MLS # A2206456**



**\$2,099,000**

<b>Division:</b>	Blueridge Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	5,485 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 2 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	2.02 Acres		
<b>Lot Feat:</b>	Gentle Sloping, Irregular Lot, Landscaped, Lawn, Level, No Neighbours Behind		

<b>Heating:</b>	Boiler, Mid Efficiency, Forced Air, Natural Gas	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Wood	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CRD
<b>Foundation:</b>	Block, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, High Ceilings, Kitchen Island, Natural Woodwork, Sauna, Vinyl Windows, Walk-In Closet(s), Wet Bar		

**Inclusions:** Firepit, Greenhouse, Growing Bins, Grow Lights, Basement Fridge

View the YouTube cinematographic video tour! This private 2 acre property is located only 1 MINUTE DRIVE from the city limits, 5 minute drive to the ring road, 20 minute drive to downtown and offers stunning MOUNTAIN VIEWS. Blueridge Rise is one of the most coveted roads in Blueridge due to the exceptional west facing views plus the residents get to enjoy the 36 ACRE environmental natural reserve with WALKING TRAILS! The home itself features over 7,000 square feet of total living space, 5 bedrooms, 3 full and 2 half bathrooms making it perfect for a young family. The key features of this acreage include an oversized heated shop/garage (great for RV enthusiasts) and a "fun zone"/swimming pool area for family and friends to enjoy. The pool is a surprising 10 feet at the deepest end and 3 feet at the shallow end, complete with diving board, slide and hot tub! Completing this area is a full change room and sauna! Although there is a flex yoga/solarium off the pool, it should be noted that on the other side of the home there is a full attached heated greenhouse perfect for field to fork gardening. As the home is a west facing walkout, the owners recently completed a renovation where they expanded the back patio and created a cozy fire pit area, perfect for enjoying the sunsets and observing the wildlife. Lastly, it should be mentioned that the primary bedroom and ensuite expand almost the entire western wall of the upstairs offering the best views in the house with another bedroom/bonus room that can be transformed into an additional laundry or walk in closet. Whatever your needs and your lifestyle, this home is highly versatile and on one of the best lots on Blueridge Rise. Call today for your own personal tour.