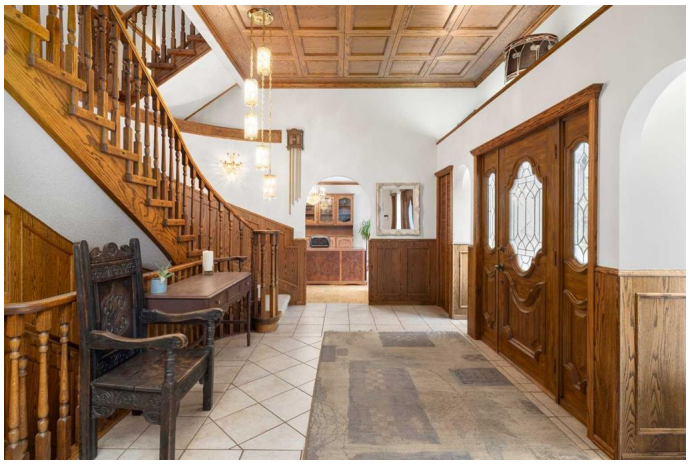
$2,099,000 - 166 Blueridge Rise, Rural Rocky View County

MLS® #A2206456

$2,099,000
5 Bedroom, 5.00 Bathroom, 5,485 sqft
Residential on 2.02 Acres



Blueridge Estates, Rural Rocky View County, Alberta

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 â€œfun zoneâ€•/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.

Built in 1981

Essential Information

MLS® #	A2206456
Price	$2,099,000
Bedrooms	5
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	5,485
Acres	2.02
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	166 Blueridge Rise
Subdivision	Blueridge Estates
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3L 2N6

Amenities

Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Built-in Features, High Ceilings, Kitchen Island, Walk-In Closet(s), Wet Bar, Central Vacuum, Vinyl Windows, Natural Woodwork, Sauna
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Built-In Oven, Garage Control(s), Range Hood, Window Coverings
Heating	Forced Air, Boiler, Mid Efficiency, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Fire Pit
Lot Description	Landscaped, Gentle Sloping, Irregular Lot, Lawn, Level, No Neighbours Behind, Paved
Roof	Wood
Construction	Wood Frame
Foundation	Poured Concrete, Block

Additional Information

Date Listed	March 27th, 2025
Days on Market	172
Zoning	R-CRD

Listing Details

Listing Office	Real Broker

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