

# \$1,880,000 - 157 Blueridge Rise, Rural Rocky View County

MLS® #A2234590

**\$1,880,000**

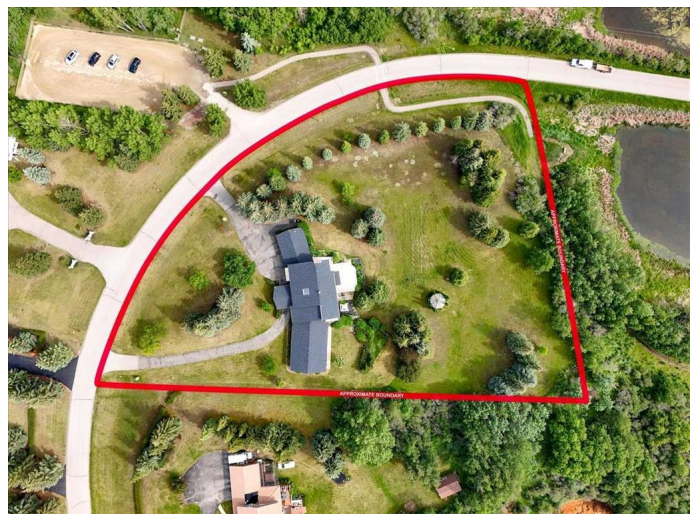
4 Bedroom, 5.00 Bathroom, 5,525 sqft  
Residential on 2.31 Acres

Blueridge Estates, Rural Rocky View County,  
Alberta

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 15'9" 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.Â Great for your family to enjoy.

This amazing acreage comes with Triple attached garage, mature landscaping, and Gazebo.Â Great quiet location but yet close to Tuscany C- train, Rocky Ridge Co-Op Shopping, Crowfoot Shopping centre, easy access to Stoney Trail etc.Â

Built in 1980

## Essential Information

|                |                                        |
|----------------|----------------------------------------|
| MLS® #         | A2234590                               |
| Price          | \$1,880,000                            |
| Bedrooms       | 4                                      |
| Bathrooms      | 5.00                                   |
| Full Baths     | 4                                      |
| Half Baths     | 1                                      |
| Square Footage | 5,525                                  |
| Acres          | 2.31                                   |
| Year Built     | 1980                                   |
| Type           | Residential                            |
| Sub-Type       | Detached                               |
| Style          | Acreage with Residence, 2 Storey Split |

|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 157 Blueridge Rise      |
| Subdivision | Blueridge Estates       |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T3L 2N6                 |

### Amenities

|                |                                                  |
|----------------|--------------------------------------------------|
| Parking Spaces | 3                                                |
| Parking        | Heated Garage, Insulated, Triple Garage Attached |
| # of Garages   | 3                                                |

### Interior

|                   |                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior 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) |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings                                      |
| Heating           | Forced Air, Natural Gas                                                                                                                                       |
| Cooling           | None                                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                           |
| # of Fireplaces   | 2                                                                                                                                                             |
| Fireplaces        | Family Room, Recreation Room, Wood Burning                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                           |
| Basement          | Finished, Full, Walk-Out                                                                                                                                      |

### Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | Balcony                                       |
| Lot Description   | Corner Lot, Landscaped, Environmental Reserve |
| Roof              | Asphalt Shingle                               |
| Construction      | Brick, Wood Frame, Wood Siding                |
| Foundation        | Poured Concrete                               |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 11              |
| Zoning         | C               |

**Listing Details**

Listing Office                    Jessica Chan Real Estate & Management Inc.

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