



THE
A-TEAM

**RE/MAX
FIRST**

205 BLUERIDGE View, Rural Rocky View County T3L 2R7

MLS® #: **A2115744**

Area: **Blueridge Estates**

Listing Date: **03/27/24**

List Price: **\$4,490,000**

Status: **Pending**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

**Rural Rocky View
County**

Finished Floor Area

Abv Sqft: **4,464**

Low Sqft:

Ttl Sqft: **4,464**

Year Built:

2017

Lot Information

Lot Sz Ar:

39,639 sqft

Lot Shape:

DOM

53

Layout

Beds: **5 (3 2)**

Baths: **6.5 (6 1)**

Style: **2 Storey**

Parking

Ttl Park: **8**

Garage Sz: **9**

Access:

Lot Feat:

Park Feat:

**Front Yard,Low Maintenance Landscape,Gentle Sloping,Landscaped,Sloped Down,Views
Asphalt,Driveway,Garage Faces Front,Garage Faces Side,Insulated,Oversized,Quad or More
Attached,Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,In Floor,Fireplace(s),Forced
Air,Natural Gas,Zoned**
Sewer: **Public Sewer**
Ext Feat: **Barbecue,Built-in Barbecue,Courtyard,Fire
Pit,Lighting,Outdoor Grill,Private Yard**

Construction: **Post & Beam,Stone,Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source: **Co-operative**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Freezer,Built-In Range,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Gas Cooktop,Gas Range,Humidifier,Microwave,Oven-Built-In,Range Hood,See
Remarks,Washer/Dryer,Window Coverings,Wine Refrigerator**
Int Feat: **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**
Utilities: **Cable Connected,Electricity Connected,Natural Gas Connected,Phone Connected,Sewer Connected,Water Connected**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`4" x 6`5"	5pc Ensuite bath	Main	14`9" x 13`0"
Dining Room	Main	16`11" x 16`0"	Foyer	Main	7`5" x 16`4"

Kitchen With Eating Area	Main	17`10" x 27`0"
Living Room	Main	21`9" x 21`11"
Pantry	Main	10`0" x 5`9"
4pc Bathroom	Second	13`1" x 11`1"
Bedroom	Second	14`5" x 12`11"
Laundry	Second	6`9" x 12`7"
Walk-In Closet	Second	9`4" x 13`7"
3pc Ensuite bath	Lower	5`7" x 10`1"
Other	Lower	7`2" x 11`11"
Bedroom	Lower	14`2" x 16`3"
Den	Lower	5`9" x 11`1"
Other	Lower	43`6" x 33`0"
Media Room	Lower	19`11" x 25`0"
Furnace/Utility Room	Lower	13`8" x 16`4"

Laundry	Main	17`1" x 8`9"
Bedroom - Primary	Main	20`5" x 18`5"
Walk-In Closet	Main	17`7" x 17`0"
4pc Ensuite bath	Second	9`11" x 11`5"
Bedroom	Second	16`2" x 12`11"
Office	Second	14`9" x 12`10"
3pc Bathroom	Lower	9`5" x 12`4"
3pc Ensuite bath	Lower	6`3" x 11`1"
Other	Lower	10`2" x 4`10"
Bedroom	Lower	11`11" x 15`1"
Exercise Room	Lower	17`9" x 20`10"
Game Room	Lower	20`11" x 36`4"
Furnace/Utility Room	Lower	5`4" x 11`11"

Legal/Tax/Financial

Title: Zoning:
Fee Simple DC-141
 Legal Desc: **1311979**

Remarks

Pub Rmks: **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 Bears paw. 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 fireplac,e 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!**

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**

Property Listed By: **Real Broker**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











