



THE
A-TEAM

**RE/MAX
FIRST**

192 BLUERIDGE Rise, Rural Rocky View County T3L 2N6

MLS® #: **A2171046**

Area: **Bearspaw_Calg**

Listing Date: **10/11/24**

List Price: **\$2,850,000**

Status: **Active**

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: **5,031**
Low Sqft:
Ttl Sqft: **5,031**

DOM

6

Layout

Beds: **5 (3 2)**
Baths: **6.5 (6 1)**
Style: **2 Storey, Acreage with Residence**

Year Built: **1989**

Lot Information

Lot Sz Ar: **91,476 sqft**
Lot Shape:

Parking

Ttl Park: **8**
Garage Sz: **4**

Access:

Garden, No Neighbours Behind, Private, Secluded Heated Garage, Quad or More Attached

Lot Feat:

Park Feat:

Utilities and Features

Roof: **Concrete**
Heating: **In Floor, Forced Air, Natural Gas**
Sewer: **Septic Field, Septic Tank**
Ext Feat: **Garden, Private Yard**

Construction: **Stucco**
Flooring: **Hardwood, Tile**
Water Source: **Co-operative**
Fnd/Bsmt: **Other**

Kitchen Appl: **Bar Fridge, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Range, Microwave, Refrigerator, Satellite TV Dish, Washer**
Int Feat: **Bar, Bookcases, High Ceilings, No Smoking Home, Open Floorplan, Wired for Sound**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	6`4" x 9`0"
4pc Ensuite bath	Main	9`11" x 9`8"
Bedroom	Main	13`3" x 22`7"
Den	Main	9`9" x 14`3"
Family Room	Main	17`2" x 17`2"
Laundry	Main	12`11" x 10`11"
5pc Ensuite bath	Upper	16`2" x 19`8"
Office	Upper	22`4" x 16`9"
Game Room	Lower	35`4" x 7`10"

Room	Level	Dimensions
3pc Ensuite bath	Main	6`7" x 10`10"
Bedroom	Main	15`9" x 24`9"
Breakfast Nook	Main	10`10" x 15`2"
Dining Room	Main	21`7" x 14`8"
Kitchen	Main	18`0" x 16`3"
Living Room	Main	21`9" x 26`1"
Office	Upper	19`3" x 21`10"
Bedroom - Primary	Upper	17`6" x 19`10"
Furnace/Utility Room	Lower	3`5" x 7`10"

3pc Bathroom
4pc Ensuite bath
Bedroom
Great Room
Storage
Storage
Furnace/Utility Room

Basement
Basement
Basement
Basement
Basement
Basement
Basement

8`4" x 10`10"
5`0" x 8`11"
19`4" x 16`1"
32`8" x 46`4"
5`9" x 10`7"
13`1" x 5`1"
18`9" x 34`3"

4pc Bathroom
Other
Bedroom
Exercise Room
Storage
Furnace/Utility Room
Wine Cellar

Basement
Basement
Basement
Basement
Basement
Basement
Basement

9`5" x 6`4"
13`6" x 8`4"
13`3" x 16`11"
21`6" x 16`10"
13`0" x 12`8"
7`9" x 12`10"
8`10" x 10`3"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **7911352**

Zoning:
R-CRD

Remarks

Pub Rmks: **View the YouTube cinematographic video tour! RENOVATIONS NOW COMPLETE!!! 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.**
 Inclusions: **TV(x3), Projector and Screen, Sound System(s), Furniture to be negotiated with buyers separately.**
 Property Listed By: **Real Broker**

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













