

# \$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' 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 18  
Zoning C

**Listing Details**

Listing Office                    Jessica Chan Real Estate & Management Inc.

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