



GRASSROOTS
REALTY GROUP

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63 Blueridge Close
Rural Rocky View County, Alberta

MLS # A2343367



\$2,188,888

Division:	Bears paw_Calg		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,714 sq.ft.	Age:	1990 (36 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Quad or More Attached		
Lot Size:	1.98 Acres		
Lot Feat:	Back Yard, Cleared, Few Trees, Front Yard, Lawn		

Heating:	Forced Air	Water:	Co-operative
Floors:	Carpet, Ceramic Tile	Sewer:	Other, Septic Field, Septic Tank
Roof:	Other	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Central Vacuum, Crown Molding, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s), Wired for Sound

Inclusions: Pool table, Hot tub, built-in entertainment system, security system, flo moen water shut off system with sensors, all ceiling and light fixtures,

BEARSPAW ESTATE LIVING & SPACE, PRIVACY & BREATHTAKING VIEWS. Welcome to an exceptional 2-acre Bears paw estate offering over 5,500 sq. ft. of developed living space, remarkable privacy and spectacular mountain, COP and city views & all just minutes from Calgary. Designed for families who want room to live, entertain and grow, this impressive two-storey residence features 6 bedrooms, 2 dens, 4 bathrooms, a fully finished lower level and approximately 1,750 sq. ft. of heated garage space accommodating up to 6 vehicles. Step inside to a dramatic 18-foot grand foyer leading to a spectacular family room with soaring vaulted ceiling, skylight, expansive windows and beautiful stone fireplace. At the heart of the home is a bright, spacious kitchen designed for gathering, featuring an oversized island, double ovens and generous entertaining space. The exceptionally spacious primary retreat captures incredible views and features a marble fireplace, luxurious ensuite with vessel sinks,, soaker tub and an enormous walk-in closet with built-ins. The fully finished lower level dramatically expands the possibilities with a rare second kitchen, wet bar, family room with stone fireplace and exercise room & ideal for multigenerational living, extended family, guests or entertaining. Significant improvements completed in 2014 include a newer roof with an impressive 50-year warranty, triple-pane windows and new cabinetry. The newer roof represents a particularly valuable capital improvement for an estate residence of this size, while the triple-pane windows enhance year-round comfort and efficiency. Car enthusiasts and collectors will appreciate the approximately 1,750 sq. ft. heated garage with capacity for up to 6 vehicles & an increasingly rare feature. Set on a private, pie-shaped 2-acre lot, the property delivers the

tranquility and freedom of country-estate living without sacrificing convenience. Enjoy incredible sunsets, natural surroundings and expansive views while remaining approximately 5 minutes from Tuscany LRT and Crowfoot shopping. Originally custom designed and lovingly maintained, with renovations in 2006, a bathroom remodel in 2008 and substantial upgrades in 2014, this is a residence offering character, scale and possibilities increasingly difficult to duplicate. Over 5,500 sq. ft. of living space. 2 private acres. 6 bedrooms. 2 dens. 4 bathrooms. Second kitchen. Heated 6-car garage. 50-year roof warranty. Triple-pane windows. Mountain, city and COP views. THIS ISN'T JUST A HOME — IT'S YOUR OWN PRIVATE BEARSPAW ESTATE. Come for the views. Stay for the lifestyle.