



GRASSROOTS
REALTY GROUP

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176 Blueridge Rise
Rural Rocky View County, Alberta

MLS # A2344315



\$3,250,000

Division:	Blueridge Estates		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	5,729 sq.ft.	Age:	1984 (42 yrs old)
Beds:	6	Baths:	5 full / 1 half
Garage:	Quad or More Attached		
Lot Size:	2.05 Acres		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Private, Reverse Pie Shaped Lot		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Ceramic Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Stone, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Sauna, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: x2 Wall ovens, Warming drawer, x3 Dishwashers, Storage shed, Alarm system, x2 Basement TVs, Theatre room projector, Kegorator, Outdoor kitchen and BBQ, Warming drawer

Welcome to an extraordinary luxury residence in the prestigious Bearspaw area, where refined design, expansive living spaces, and breathtaking west-facing Rocky Mountain views come together on an exceptional reversed-pie lot. From the moment you enter, the home makes a striking impression with its open-to-below front entrance, soaring ceilings, skylights, and massive windows that fill the interior with natural light. The impressive family room features vaulted ceilings, dramatic windows, and a wood-burning fireplace framed by a beautiful stone surround. The adjoining dining area offers seamless access to the wraparound rear deck through two sets of sliding patio doors, creating an effortless connection between indoor and outdoor living. The gourmet kitchen is equally impressive, showcasing a large central island, stainless steel Miele appliances, double dishwashers, abundant cabinetry, and a bright sitting area. A main-floor bedroom or office provides excellent flexibility, while a convenient laundry room with sink, pantry, cellar room, two-piece bathroom, and three-piece bathroom add functionality. The great room is a true showpiece, featuring west-facing mountain views, massive windows, a gas fireplace with stone surround, and patio doors leading to the expansive back deck. Upstairs, an open-to-below loft study overlooks the main level and offers an inspiring workspace or reading area. Three exceptionally spacious bedrooms feature large closets, and each enjoys access to its own balcony. A four-piece bathroom serves the secondary bedrooms. The primary retreat is a private sanctuary with stunning mountain views, direct access to a massive balcony, and two walk-in closets. The luxurious five-piece ensuite includes a double vanity, private water closet, and an oversized soaking tub designed for ultimate relaxation. The lower level is an entertainer's

dream. A fully equipped wet bar includes a refrigerator, sink, dishwasher, beer draft system, and bar seating. The spacious family room is warmed by a gas fireplace, while nano doors open completely to the backyard for seamless entertaining. Additional amenities include a dedicated gym, sauna room, theatre, four-piece bathroom, and a large bedroom with its own luxurious five-piece ensuite featuring dual sinks. The backyard is an exceptional private retreat and an entertainer's paradise. Enjoy an outdoor kitchen complete with barbecue, sink, two refrigerators, warming drawer, burner, and a wood-burning fireplace/pizza oven. Multiple patios including a private fire pit, provide space for outdoor dining and lounging, while the expansive green space and sports court offer room for recreation. Completing this remarkable property is a four-car garage with an electric vehicle charging plug. Offering unparalleled indoor and outdoor amenities, spectacular Rocky Mountain views, and an enviable Bearspaw setting, this is a truly exceptional home designed for luxurious living, memorable entertaining, and effortless enjoyment.