



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

51 Blueridge Close
Rural Rocky View County, Alberta

MLS # A2348775



\$1,980,000

Division:	Bearspaw_Calg		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,441 sq.ft.	Age:	1991 (35 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Additional Parking, Triple Garage Attached		
Lot Size:	1.98 Acres		
Lot Feat:	Backs on to Park/Green Space, Environmental Reserve, Front Yard, Lawn, M		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	Septic Tank
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, High Ceilings, No Smoking Home		

Inclusions: N/A

Set on a private 1.98-acre parcel in Blueridge Estates, this 1991 walkout bungalow offers Rocky Mountain views and backs directly onto Lasso Trail. Cherished by the same family for 17 years, the home features 2,441 sq. ft. RMS, five bedrooms, 3.5 bathrooms and a triple attached garage, all in a peaceful Bearspaw setting. The main level welcomes you with bright living spaces, a fireplace, formal dining area and a redesigned kitchen. Two bedrooms and an office are also on this level. The flexible layout continues downstairs with three additional bedrooms, a second office and a versatile room for a home theatre or gym. This walkout lower level is predominantly above grade. Only the furnace-room section is below grade, while the summer kitchen is semi-underground; the remaining rooms are above grade. The lower level has three access points: a front entrance, rear entrance and direct access from the attached garage. The summer kitchen and second laundry area were added within the past three years. Approximately 80% of the home has been updated over the years, including the interior layout and kitchen, clay tile roof, exterior walls and flooring. Poly-B plumbing was replaced under permit in June 2026, and a brand-new deck was completed in August 2026. Enjoy the outdoors from home, with Lasso Trail bordering the property. Rocky View County describes this local trail as a 2.0-km or 3.1-km loop through open prairie, a ravine, aspen stands and wetlands, with westward mountain views. A planned pathway network is intended to connect with Lasso Trail and Calgary's regional pathway system toward Tuscany.