

# **\$2,499,000 - 19 Blueridge Place Nw, Rural Rocky View County**

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MLS® #A2246874

**\$2,499,000**

6 Bedroom, 5.00 Bathroom, 3,813 sqft  
Residential on 2.67 Acres

Blueridge Estates, Rural Rocky View County,  
Alberta

Beautiful traditional style, built by an architect, 2 story with walkout home is set on 2.67 acres, 5 min walking distance to Tuscany bus stops, 5 minutes by car to Tuscany LRT. This property with stunning Mountain view is offering nearly 6000 sq.ft of well-planned elegant living space. It offers the convenience of being within the city limits, steps to walking trails in the wild, schools, shopping places, short driving distances to golf courses, universities, SAIT, sport facilities, movie theaters, libraries. The property has a tennis court & beautifully landscaped with a forest. New high-end equipment in the mechanical room, 2 new air conditioning units and new carpets. There are security, network & sound system throughout. blinds & crystal chandeliers throughout. High quality woodwork, & build-in cabinets are custom made. Solid wood doors with beveled glass invite you to a gorgeous main floor with dramatic circular foyer, barrel vaulted ceiling, limestone tile, & Santos Mahogany hardwood floors with inlaid marble Italian medallion. Two Roman columns open the entrance into a living room & kitchen with 10 ft. set back lit ceilings, gas fireplace with granite, cherry desk with a granite top separating open area into the kitchen with extra tall cherry cabinets, granite counters, huge island with breakfast bar & vegetable sink. From dining area there is



an access to a deck with a gas line BBQ, steps to the garden. A pocket door from the kitchen leads into the hallway & dining room with double French doors. It has an extra window overlooking the foyer. Master bedroom has walk-in closet, 5 pieces bathroom with ultra jetted tub steam shower. Office has a build-in desk, a bay window with build-in seat & a fireplace. Laundry is on the main floor has window, freezer, sink, built-in ironing board & cabinets, new maximum capacity LG washer & dryer, with extra mini washer & pedestal. There is two pieces bathroom next to a floor. Heated 4 cars garage with Gladiator fridge, cabinets with bamboo working counters, central vacuum, 3 large windows. Beside the garage, there is a RV parkin pad. Dramatic curved wooden staircase takes you to upper level with open handrail overlooking main floor foyer into Romeo & Juliet balcony, panoramic view room, 4 bedrooms with 2 semi-private balconies, 2 full 5 pieces bathrooms, with 2 sinks each. Walk out 9 ft. ceiling basement with in-floor heating, offers spacious entertainment area with large windows, wet bar with wine cooler, fireplace, fully wired movie theatre with 2 pull out storages for tapes, guest bedroom, exercise room & full bathroom. Furnace room has new equipment: 2 multistage furnaces withv2 air purification systems, 2 humidifiers, a boiler for the basement & garage floor heating, 2 hot water tanks. There is a top-of-the-line outdoor hot tub, & one more BBQ gas line. Brand new, stain resistant, high-quality carpet. This property right by the city limit has a lot to offer, including fantastic Mountain View.

Built in 2001

### **Essential Information**

|        |             |
|--------|-------------|
| MLS® # | A2246874    |
| Price  | \$2,499,000 |

|                |                                  |
|----------------|----------------------------------|
| Bedrooms       | 6                                |
| Bathrooms      | 5.00                             |
| Full Baths     | 4                                |
| Half Baths     | 1                                |
| Square Footage | 3,813                            |
| Acres          | 2.67                             |
| Year Built     | 2001                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 19 Blueridge Place Nw   |
| Subdivision | Blueridge Estates       |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T3L 2N5                 |

### Amenities

|         |                                          |
|---------|------------------------------------------|
| Parking | Quad or More Attached, RV Access/Parking |
|---------|------------------------------------------|

### Interior

|                   |                                                                                                                                                                                                                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Master Downstairs, Recessed Lighting, Vinyl Windows, Walk-In Closet(s), Wet Bar, Bookcases, Crown Molding, French Door, Wood Windows, Jetted Tub, Wired for Sound |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Garburator, Humidifier, Microwave, Refrigerator, Washer, Window Coverings, Wine Refrigerator, Gas Stove                                                                                                                                                                             |
| Heating           | Fireplace(s), Forced Air, Natural Gas, In Floor                                                                                                                                                                                                                                                                                                             |
| Cooling           | Central Air                                                                                                                                                                                                                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                                                                                         |
| # of Fireplaces   | 3                                                                                                                                                                                                                                                                                                                                                           |
| Fireplaces        | Gas, Living Room, Basement, Other                                                                                                                                                                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                                                                                                                                                                                                         |
| Basement          | Finished, Full, Walk-Out                                                                                                                                                                                                                                                                                                                                    |

**Exterior**

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Exterior Features | Balcony, Barbecue, BBQ gas line, Garden, Lighting, Private Yard, Tennis Court(s) |
| Lot Description   | Back Yard, Landscaped, Treed, Brush, Cul-De-Sac, Garden, Many Trees, Private     |
| Roof              | Asphalt Shingle                                                                  |
| Construction      | Stucco, Wood Frame                                                               |
| Foundation        | Poured Concrete                                                                  |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 6                    |
| Zoning         | R-1                  |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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