

# \$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
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### Interior

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

**Exterior**

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

**Additional Information**

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

**Listing Details**

Listing Office	MaxWell Capital Realty
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