

# \$1,185,000 - 59 East Ridge Boulevard, Rural Rocky View County

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MLS® #A2223766

**\$1,185,000**

7 Bedroom, 4.00 Bathroom, 1,967 sqft  
Residential on 1.99 Acres

NONE, Rural Rocky View County, Alberta

2 ACRE PARCEL / RAISED BUNGALOW  
LIVING / FANTASTIC LOCATION / HUGE  
40' X 40' DETACHED GARAGE / AIR  
CONDITIONED / CONCRETE FOUNDATION.

With 7 BEDS AND 4 BATHS here is the  
UPDATED ACERAGE you have been looking  
for! Welcome to 59 East Ridge Blvd  
Chestermere! This 2 acre CORNER LOT is  
landscaped with a RAISED BUGALOW that is  
fully updated and move-in ready. This one  
owner home offers impressive curb appeal  
with its PAVED DRIVEWAY (recently  
resealed) and extra parking. This bungalow  
boasts an OVERSIZED (25 x 24) INSULATED  
and HEATED ATTACHED DOUBLE GARAGE  
with 220V wiring and nearly 4,000 sqft of living  
space! The STUCCO exterior (repaint in 2022)  
and roof (replaced within the last 10 years)  
provide years of maintenance and stress free  
living. Upon entry ITALIAN PORCELAIN TILE  
and BRAZILIAN HARDWOOD FLOORS flow  
throughout the entire main floor (no carpet in  
this home)! The dedicated dining room is  
perfect for entertaining and those big family  
meals during the holidays! The layout  
connects to the CHEF KITCHEN with its OAK  
Cabinetry, Stainless Steel Appliances and  
STONE countertops, matching porcelain  
flooring and a handy breakfast nook that  
makes for a great location to enjoy your coffee  
and breakfast on those busy mornings. The  
NEW REAR COMPOSITE DECK is spacious



and becomes another entertainment spot for friends and family. The Living room is a focal point of the home with its cozy GAS FIREPLACE for those cool winter days. The master suite is spacious and the private ensuite 5 piece bath (Italian Tile flooring) and walk in closet complete this Master Retreat. There are 2 more bedrooms, a full 4 piece bath and half bath for guests. Heading downstairs the raised bungalow shines with HUGE WINDOWS and new LUXURY VINYL FLOORING ! The Pool table compliments the large family room and 4 more (yes 4) bedrooms, each with their own egress windows providing loads of natural light with the flexibility of these extra spaces for multiple home offices, hobby rooms or for the young adults in the family and privacy for your guests with a 4th bathroom in the basement. The mechanical room has a new HW tank and recently serviced furnace. The yard has the all important rear FIREPIT for relaxing and space for kids to run and play. Are you a pet owner? The large EXTERIOR KENNEL will be thoroughly enjoyed by your furry friends! The detached SHOP / GARAGE is a real gem with space for multiple vehicles, quads and bikes and even a woodworking shop! With a footprint of 40' x 40', 220 V WIRING, CONCRETE FLOOR, a 12 foot door, as well as being INSULATED as well as HEATED, this building alone could cost upward of \$125k to build in today's inflationary times! With walking distance to Chestermere High School and mere minutes to Chestermere proper, this is a PREMIER LOCATION with all the convenience of the city (20 minutes to downtown and 5 minutes to the ring road) and the quiet and privacy of the country! Book your private showing before this one is gone!

Built in 1997

## **Essential Information**

MLS® #	A2223766
Price	\$1,185,000
Bedrooms	7
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,967
Acres	1.99
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	59 East Ridge Boulevard
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T2P2G7

### Amenities

Parking Spaces	10
Parking	220 Volt Wiring, Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Heated Garage, Insulated, Oversized, Paved, Secured, See Remarks, Triple Garage Detached, Asphalt
# of Garages	6

### Interior

Interior Features	Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Dog Run, Fire Pit, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Corner Lot, Few Trees, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 30th, 2025
Days on Market	17
Zoning	Country Residential

## Listing Details

Listing Office	2% Realty
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