

MetroABQ Real Estate Newsletter

Including Albuquerque, Rio Rancho, Corrales, Placitas, Valencia County and the East Mountains.

Albuquerque

September 2013

MetroABQ Greenspaces

The Greater Albuquerque area has over 28,000 acres of Open space. That's no small feat living in the desert, where the view of the West Mesa from the East Side seemed to become a permanent deleterious brown until the rains came a few weeks ago.

According to Persquaremile.com, the MetroABQ has the largest percentage of Open Space and City Parklands for small cities in the entire US. We even soundly beat out cities like Portland and Milwaukee, places I thought were full of greenspaces. The graph to the left shows Parkland Acres Per Person, within city limits. Although places like San Francisco may have more parkland spaces outside the city limits, a good measure of quality of life is the proximity of greenspace to where people live.

As a Realtor, when I study potential home and neighborhood locations around the MetroABQ, I always consider where the nearest Greenspaces are: how big, how many, and how far from the home.

The following photo essay describes Greenspaces you might not have known.

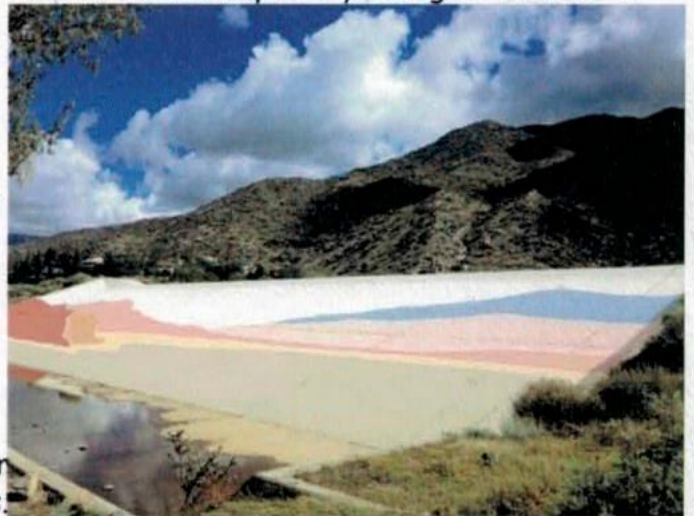
Where in the MetroABQ Are You?

In Spanish, the name of this place means 'smooth rock,' and if you've been to this Open Space area east of Tramway Blvd, you'll

know why: run-off from the Sandia Mountains washes down from Embudo Canyon, shaping the rocks as it goes.

This flood control area--painted sky blue and desert reds--collects the excess water into a ponding area on the edge of **Piedra Lisa Park**. Notice the remaining water to the right in the photo, left over from the recent rains.

The park is adjacent to Embudo Canyon Open Space and Hiking Trail, seen on page two.



A wonderful neighborhood adjacent to Piedra Lisa Park is called **Kachina Hills**. What I love about that neighborhood is how it is so easily connected to the Sandia Foothills Open Space--an area of connected Greenspaces that runs for ten miles or so along the Sandia Mountains.

Chris Lucas

Visit my website at:

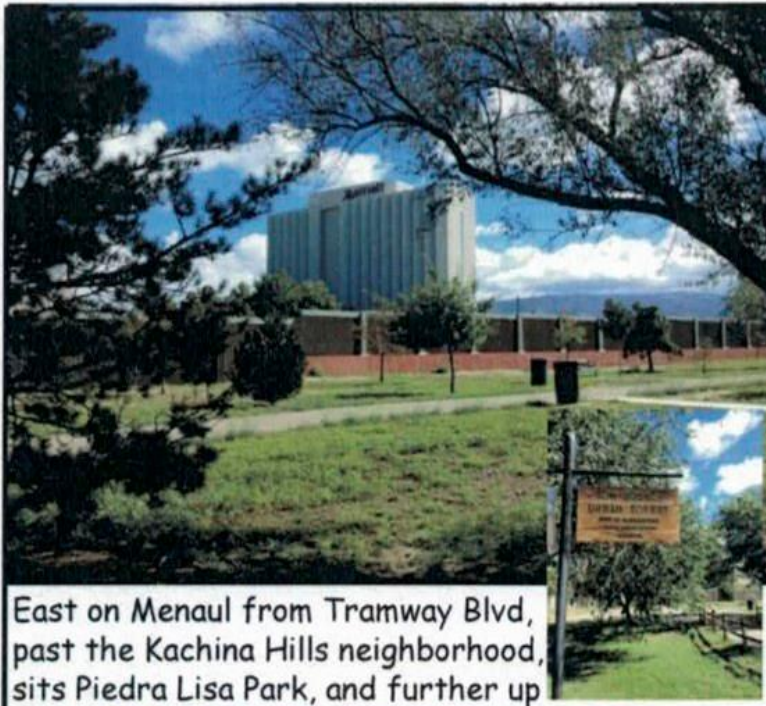
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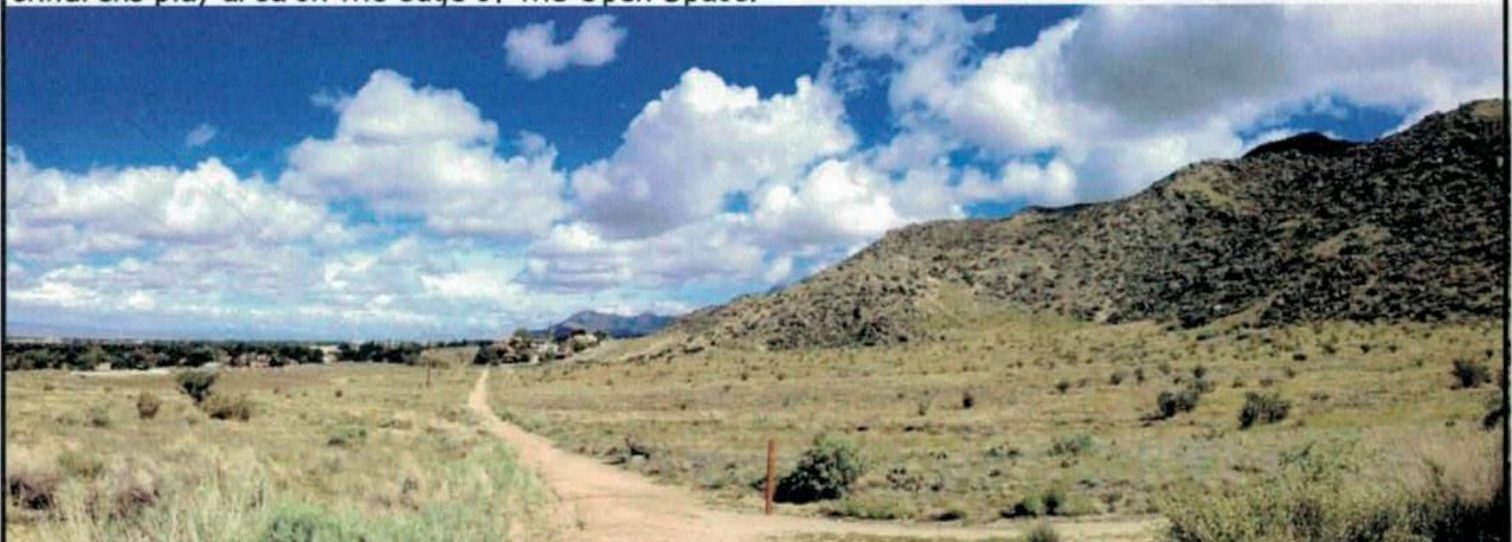
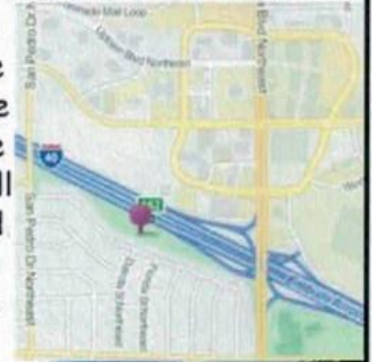


East on Menaul from Tramway Blvd, past the Kachina Hills neighborhood, sits Piedra Lisa Park, and further up is the **Embudo Canyon Open Space and Hiking Trail**. This area sees a few hiking trails converging, giving the casual walker or avid Summit hiker plenty to choose from. The Embudo Trail provides views of the West Mesa early in the hike. The trail eventually connects with the Three-Gun Spring trail, which provides exceptional views of the rolling hills of Tijeras Canyon. If hiking up the Sandia Mtns is not for you, you can veer off onto the Foothills Trail just at the Wilderness boundary, and head north or south instead..

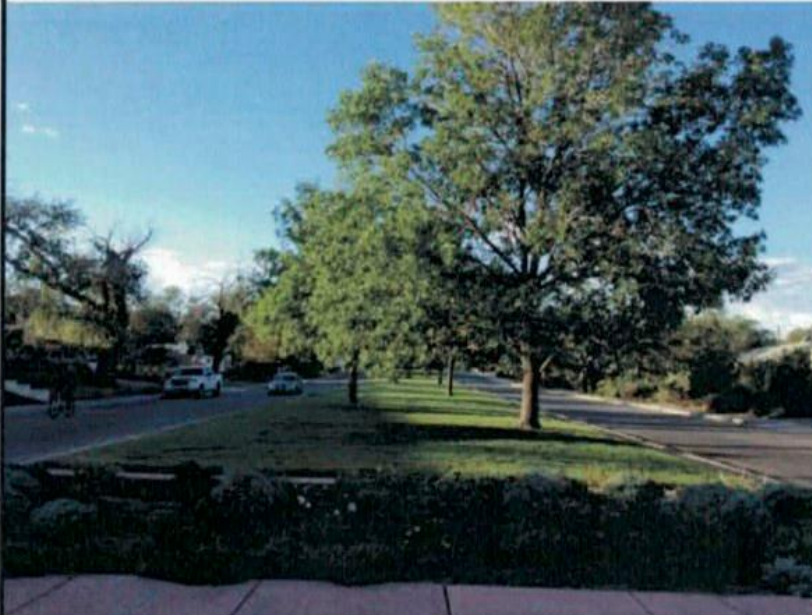
Below is a panoramic looking north along the Sandia Foothills Open Space, from the Embudo Canyon parking lot.

To the right is another, greener view of **Piedra Lisa Park**; the blue structure is the slide, part of a childrens play area on the edge of the Open Space.

Just across I-40 from the new Uptown revival area, sits the **Tom Bolack Urban Forest Park**. You might not know it exists unless you are a dog lover and use the dog park there. The enclosed dog park area is a small part of the 7+ acre park, which runs along the highway and is separated by a tall wall from the traffic. The park is about to get an upgrade, as among other improvements, the city plans to install new trees along the bike path and in various places north of the dog park. I like the Urban Park because while you are in a very dense area of the city, as evidenced by the towering Marriott in the background, you are still surrounded by trees and other greenery, and the views of the Sandia Mtn chain are incredible.



Interconnected...



One of the most park-rich areas of the city has to be in the Southeast Heights, with the **Carlisle Greenspace**, **Ridgecrest Greenspace**, and adjacent parks, big and small, including **Burton and Hyder parks**. The Carlisle Greenspace, left, begins just south of Coal Ave and continues almost half a mile to Burton Park, and consists of segmented greenspaces dividing the north and south lanes. They are wide and lush parklets with endcap flower gardens accenting each cross street. By the time you get to Burton Park, below, you are on a 5-acre park that houses one of the city's many wells and water storage tanks. It's one of the reasons that area of the city has seen such robust real estate sales.

...And Isolated

Looking at a map of the lush North Valley, amazingly there are very few public Green-spaces. From Paseo del Norte down to Menaul, and between the thoroughfares of 2nd, 4th to 12th streets, there is only one: **Garfield Park**. The 8+ acre park below right, is used regularly by Garfield Middle School next door, is not easy to find. The easiest way driving is from 4th St., west on Matthew Blvd, until it ends at the park. Riding a bike to it is easier, because where it dead-ends after Garfield Middle School, the bike path continues along the park and empties onto 12th St, with easy bike lanes north and south, and to the Rio Grande Bosque. Surrounded by trees, Garfield Park is an isolated oasis in the middle of the North Valley. The nearest park to Garfield is on Menaul Blvd at Indian School Road.

These parks, as isolated as they are, still contribute to the MetroABQ's ranking as a small US city with the most Open Space and dedicated Park-lands. We're lucky they're here...



Unless stated otherwise, all photos and text are by Chris Lucas.

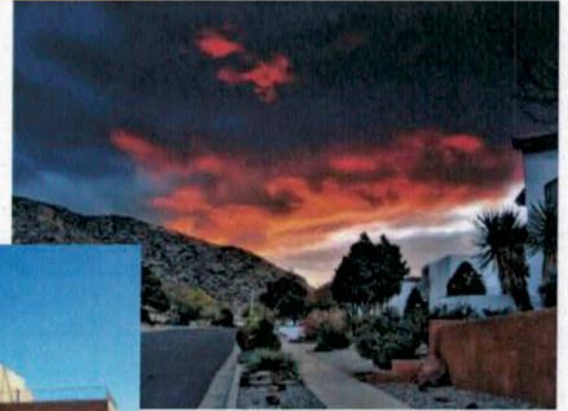
Where In The MetroABQ Are These?

...And Will I See The Balloons?



4125 Cholla Drive NE
in Rio Rancho
3bd, 2ba, 1723sqft
\$219,000

Definitely! Extraordinary views of the entire Sandia Mountain Range spread before you from this home in Diamond Ridge. The owners took the photo above. Visit the Open House during the Fiesta.



13016 Blue Corn Maiden NE
4bd, 4ba, 2750sqft
\$349,000

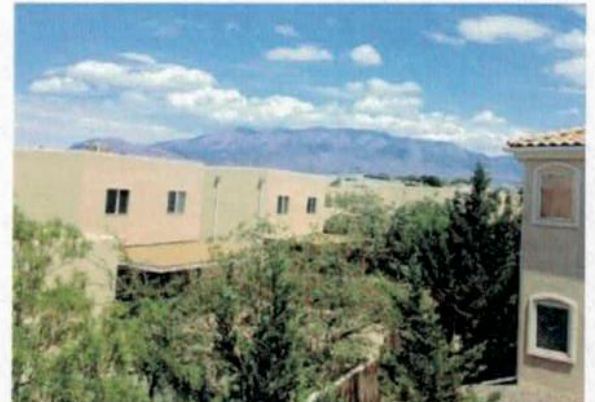
Definitely! From the second-floor balcony of this Kachina Hills home, the city and mesa are a panoramic of color and texture. The owner took the Sandia Mtn photo above. Visit the Open House this Sunday from 12-3p.



Mauger Mansion B&B
701 Roma Ave NW
Three-Story Victorian
\$979,000

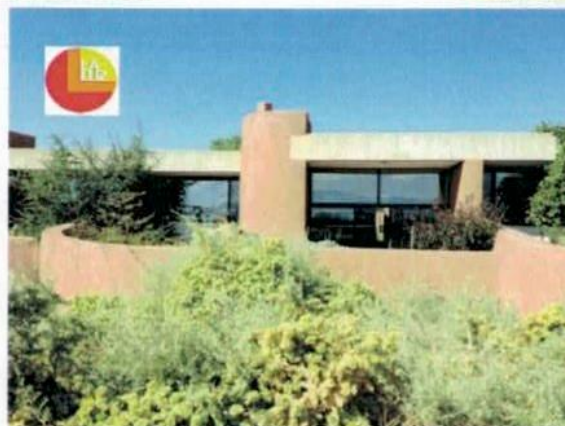
For Sure! The balloons fly all over the city, regularly flying over and landing Downtown...a fantastic place to rest and nosh before heading to the Fiesta.

[Click on the photo to see the Visual Tour for each property.](#)



6800 Vista del Norte #1223
3bd, 2ba, 1318sqft.
\$140,000

Absolutely! This Rancho Mirage Condo faces north and is just south of Balloon Fiesta Park. If you can't see the balloons from the private balcony, your eyes are closed.



31 Tennis Court NW
3bd, 2ba, 1817sqft \$279,000

Definitely! Built among 40+ acres of Forever Open Space along the Rio Grande Bosque, enjoying balloons at La Luz is another reason folks tend to have many October friends. Visit the Open House during the Fiesta.