

# \$1,699,000 - 243022 Westbluff Road, Rural Rocky View County

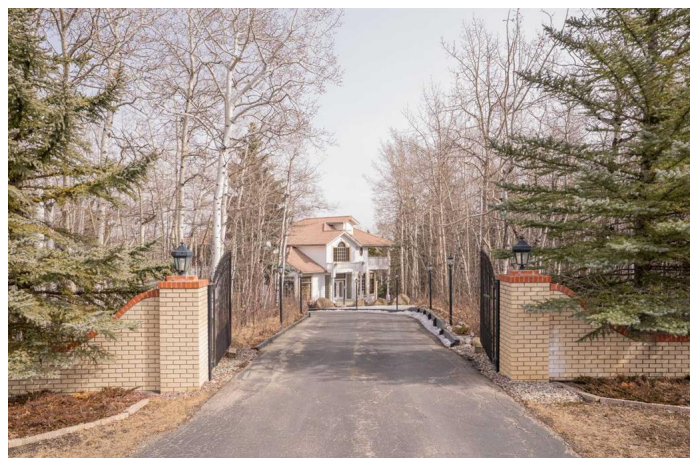
MLS® #A2204305

**\$1,699,000**

7 Bedroom, 6.00 Bathroom, 4,746 sqft  
Residential on 2.02 Acres

Springbank, Rural Rocky View County, Alberta

Tranquil Country Estate in the Heart of Springbank. If you've been dreaming of a peaceful country retreat just minutes west of Calgary, your search ends here. Nestled among towering trees on a secluded two-acre estate off Westbluff Road, this magnificent residence offers the perfect blend of privacy, space, and timeless elegance. With over 7,000 sq. ft. of living space, this estate is ideal for large or multi-generational families. From the moment you arrive via the gated, curved driveway, you'll feel the serenity of country living while still enjoying the convenience of city access. The Grand Main Level boasts soaring vaulted ceilings, a stunning curved staircase, and an abundance of natural light. The spacious front parlour with a cozy fireplace sets the tone for relaxation, while gleaming hardwood and marble floors add a touch of sophistication. The formal living and dining rooms provide ample space for entertaining, and the expansive kitchen—complete with a large island, built-in appliances, a walk-in pantry, and a breakfast nook—offers breathtaking views of the lush, tree-lined backyard. A private main-floor office with its own fireplace and a unique direct stairwell to the primary suite ensures both comfort and functionality. A Luxurious Upper Level features a spacious primary suite with dual walk-in closets, a cozy fireplace, a six-piece ensuite, a sitting area, and access to



a private balcony where you can enjoy your morning coffee in total tranquility. Three additional bedrooms—each with its own ensuite—provide comfort and privacy, while a charming family room offers a cozy space for quiet evenings. The Walkout Lower Level is fully finished walkout basement is an entertainer’s dream, featuring a massive recreational space, a media room, three more bedrooms, abundant storage, and French doors leading to the beautifully landscaped park-like backyard. The Private Outdoor Oasis is surrounded by mature trees, the fully fenced backyard is a true haven of peace and serenity. Two large, man-made ponds add to the natural beauty, attracting deer and wildlife while providing a picturesque setting for relaxation. Whether you’re enjoying an afternoon by the water features or taking in the fresh country air, this property offers an unparalleled sense of escape. Endless Possibilities are offered with its elegant layout and timeless charm, this home provides a blank canvas for your dream renovation. Whether you choose to refresh or reimagine, this estate is a rare opportunity to create your own private sanctuary in Springbank. Experience the tranquility of country living—schedule your private viewing today.

Built in 1990

### **Essential Information**

MLS® #	A2204305
Price	\$1,699,000
Bedrooms	7
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	4,746
Acres	2.02

Year Built	1990
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	243022 Westbluff Road
Subdivision	Springbank
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 1A3

### **Amenities**

Parking Spaces	3
Parking	Additional Parking, Triple Garage Attached, Asphalt
# of Garages	3

### **Interior**

Interior Features	Bookcases, Built-in Features, Central Vacuum, Double Vanity, French Door, Jetted Tub, Kitchen Island, Pantry, See Remarks, Skylight(s), Storage, Vaulted Ceiling(s), Vinyl Windows, Wet Bar, Natural Woodwork
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Living Room, Den, Master Bedroom
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Balcony, Private Yard
Lot Description	Gentle Sloping, Low Maintenance Landscape, Many Trees, Private, Secluded, Yard Lights
Roof	Concrete
Construction	Stucco

Foundation            Poured Concrete

### **Additional Information**

Date Listed            March 26th, 2025

Days on Market      29

Zoning                 R-1

### **Listing Details**

Listing Office         RE/MAX House of Real Estate

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.