



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**243134 Westbluff Road**  
**Rural Rocky View County, Alberta**

**MLS # A2242996**



**\$1,599,900**

<b>Division:</b>	Springbank		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	2,921 sq.ft.	<b>Age:</b>	1994 (31 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	2.01 Acres		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Co-operative
<b>Floors:</b>	Hardwood, Marble	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Wood	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CRD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Soaking Tub, Walk-In Closet(s)

**Inclusions:** N/A

Nestled on 2 acres in the highly sought-after community of Springbank, this beautifully crafted home offers over 4,600 sq ft of elegant living space and combines timeless charm with thoughtful design. Ideally located just 1.5 miles from the Stoney Trail, it provides quick access to downtown Calgary, the airport, Canada Olympic Park, west-side private schools, and even weekend getaways to Banff or Canmore. The home features 4 generously sized bedrooms—three with walk-in closets—and 4 bathrooms, including two luxurious 5-piece ensuites. The main floor is highlighted by soaring 10-ft ceilings, wall-to-wall hardwood and marble floors, solid wood doors, and rich architectural details like oversized baseboards and beautiful archways. The Parisian-inspired kitchen is designed for entertaining, with full-height maple cabinetry, marble countertops, a gas range, dual ovens, two dishwashers, and other high-end appliances. Just off the kitchen, a sunroom and a massive cedar deck offer perfect spaces to relax or entertain, all overlooking a fenced, treed yard that provides privacy and serenity. A unique loft space above the garage serves as an additional primary suite, complete with a 5-piece bath and a charming hidden room. The walkout lower level adds another 1,700 sq ft of finished space, including a fourth bedroom, a large office, a home theatre, games area, gym (converted from the third garage bay), wet bar, and a 3-piece marble bathroom. With refined finishes throughout, a bright and functional layout, and spectacular mountain views, this home is a rare blend of classic craftsmanship and modern convenience in one of Calgary's premier rural communities.