



**GRASSROOTS**  
REALTY GROUP

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**43 Westbluff Place**  
**Rural Rocky View County, Alberta**

**MLS # A2255360**



**\$2,999,999**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Springbank   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 2 Storey, Acreage with Residence                         |               |                   |
| <b>Size:</b>     | 5,329 sq.ft.   | <b>Age:</b>   | 2003 (22 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 4 full / 1 half   |
| <b>Garage:</b>   | Insulated, Oversized, Parking Pad, Quad or More Attached |               |                   |
| <b>Lot Size:</b> | 2.01 Acres   |               |                   |
| <b>Lot Feat:</b> | Fruit Trees/Shrub(s), Landscaped, Level, Private, Treed  |               |                   |

|                    |  |                   |                           |
|--------------------|--|-------------------|---------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | Co-operative              |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Concrete   | <b>Sewer:</b>     | Septic Field, Septic Tank |
| <b>Roof:</b>       | Tar/Gravel   | <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-1                       |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -                         |
| <b>Features:</b>   | Beamed Ceilings, High Ceilings, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Tankless Hot Water, Walk-In Closet(s) |                   |                           |
| <b>Inclusions:</b> | Refrigerator in Bar Area, Security System, Theatre Equipment   |                   |                           |

43 Westbluff Place | Springbank Estate. This is more than a home. Its a launchpad. On 2 private acres in the exclusive Westbluff enclave, this estate was designed for people who live on the edge of what's next. Minutes to downtown Calgary and a straight shot to the Rockies, its where business, play, and lifestyle all converge. Step inside and you're met with walls of glass, soaring ceilings, and curated spaces that frame the outdoors like digital art. The Denca kitchen is ready for chef-driven dinners, family gatherings, or your next content shoot. The upper level delivers a true retreat: a primary suite with spa-inspired ensuite, dual fireplace, and a walk-in closet designed for serious collections. Secondary bedrooms all have ensuites and walk-ins. The lower level is the real flex. A full walkout with a gym overlooking the grounds, a cinematic media hub, and a mission control zone wired for crypto trading, streaming, or a gaming setup worthy of a pro team. Add in a studio space for podcasts or content creation, and you've got a turnkey HQ for your personal brand or empire. Outside, decks and patios spill into manicured grounds. Think summer parties, investor retreats, or simply unplugging by the firepit after a day in the city or on the slopes. An industrial-chic office with I-beam construction and epoxy floors lets you run projects, host clients, or prototype the next big thing without leaving home. This property isn't about status. Its about freedom. Work globally, live privately, and play locally. 43 Westbluff isn't just a house. Its a future-proof estate for innovators, creators, and leaders who want it all.