



GRASSROOTS
REALTY GROUP

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

242249 Westbluff Road
Rural Rocky View County, Alberta

MLS # A2277510



\$9,995,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	5,851 sq.ft.	Age:	2015 (11 yrs old)
Beds:	5	Baths:	7 full / 2 half
Garage:	Quad or More Attached		
Lot Size:	18.50 Acres		
Lot Feat:	Native Plants		

Heating:	Hot Water	Water:	Other
Floors:	Carpet	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	18-24-2-W5
Exterior:	Wood Frame	Zoning:	Zone 7 Springbank
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions:	N/A
--------------------	-----

Set on a peaceful 20-acre parcel along the eastern escarpment of the Springbank valley, this exceptional residence offers a rare sense of privacy and seclusion. Thoughtfully custom-designed and built by McKinley Masters of Calgary for the original owner, the home was conceived with discretion at its core. In keeping with the seller's direction, select property details are intentionally limited. Comprehensive information will be made available to qualified purchasers upon request.