



**50 Westview Estates  
Rural Rocky View County, Alberta**

**MLS # A2296497**



**\$1,850,000**

<b>Division:</b>	West View Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,316 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Asphalt, Driveway, Front Drive, Garage Door Opener, Garage		
<b>Lot Size:</b>	2.06 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Gazebo, Landscaped, Lawn, Level, Low Maintenance		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Co-operative
<b>Floors:</b>	Cork, Hardwood, Tile	<b>Sewer:</b>	Mound Septic, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CRD
<b>Foundation:</b>	Preserved Wood	<b>Utilities:</b>	Underground Utilities

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Skylight(s), Smart Home, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** Solar Transfer Station & Equipment, Gazebo w/ Electric Heater, Swim Spa Pool & Equipment, Zipline (As-is), Trampoline, Firepit (Backyard - Including chairs), Wall Mount TV's (Primary Bedroom, Family Room), TV Wall Mount (Lower Recreation Room), White Cabinet (Storage Room), Vivint Security System

Set within one of Springbank's desirable, well-established communities, this beautifully updated 2-acre property offers a rare blend of privacy, space, and everyday convenience. Located on a quiet dead-end road and within walking distance to Springbank Community High School, the setting is peaceful, mature, and highly sought after. A paved, illuminated, tree-lined driveway leads to a home that has been extensively updated throughout. The property is thoughtfully equipped with modern infrastructure, including solar power, a backup generator, EV charging, 50A RV service, and smart electrical panels in both the home and oversized, heated, triple garage. Adjacent to the garage is a paved RV space—easily accommodating large trailers or motorhomes. Outdoor living is a highlight of this property, with a massive wraparound composite deck connecting the front entry to the main entertaining space. A swim-spa with current system and a heated gazebo create a private, resort-style setting designed for year-round enjoyment. Inside, the bright, air-conditioned bungalow offers ~4,500 square feet of well-designed living space. Triple-pane windows bring in natural light and frame views of the surrounding landscape. The home includes six bedrooms, a dedicated office, flex room, kitchen and dining area, along with multiple separate living, family, and recreation areas—offering both openness and privacy where desired. The kitchen is well-appointed with high-end appliances, including a Viking gas range and Bosch fridge and freezer, along with quartz surfaces, instant hot water, beverage fridge, and a spacious hidden pantry. All bathrooms have been renovated, flooring has been updated or refinished, and smart lighting allows for customizable settings throughout the home. Mechanical upgrades completed within the past five years include a high-efficiency furnace,

two hot water tanks, central A/C, HRV system, humidifier, radon mitigation, and upgraded 200-amp service. From the septic system to the stucco exterior, the home has been comprehensively improved, resulting in a truly turnkey Springbank property that pairs modern innovation with the space, privacy, and character that define acreage living.