



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

**MLS # A2107518**



**\$1,699,000**

<b>Division:</b>	Springbank		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	2,823 sq.ft.	<b>Age:</b>	1994 (30 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached, Driveway		
<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>	20-24-2-W5
<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), Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Soaking Tub, Walk-In Closet(s)

**Inclusions:** There are 2 washers, 2 dryers, built-in coffee maker, 2 bar fridges and storage shed.

This home is located in sought after Springbank 1.5 miles from the newly completed Stoney Trail Freeway. The house is a 2,800 sq ft one and half storey home with an additional primary loft living area over the 2 car garage. The house has 4 large sized bedrooms, 3 with walk in closets, and 4 bathrooms. The lower level walkout is 1,800 sq ft completed with high-end finishes. The 3rd car garage has been converted into an exercise room. The lower level also includes a theater room and a beautiful office. The house is full of Old-World charm and craftsmanship, including 10-foot-high ceilings, hardwood floors, marble floors, marble and granite countertops, solid wood doors, oversized solid wood baseboards and door trims. The kitchen is exceptional. Additional features include a main floor laundry with 2 washers and 2 dryers, a bright sunroom off the kitchen, a massive cedar deck and a huge fenced in yard. The location is treed, and private. The access is as good as it gets for getting downtown, Canada Olympic Park, the airport, west side private schools, dog parks, major shopping centers, the deep south neighborhoods, Cochrane, Airdrie and the Canmore/Banff area.