



243022 Westbluff Road SW
Rural Rocky View County, Alberta

MLS # A2126941



\$1,899,000

Division:	Springbank		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	4,778 sq.ft.	Age:	1990 (34 yrs old)
Beds:	8	Baths:	5 full / 1 half
Garage:	Concrete Driveway, Driveway, Front Drive, Garage Door Opener, Gated, Insu		
Lot Size:	2.02 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Landscap		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	Septic Field, Septic System, Septic Tank
Roof:	Clay Tile	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Walk-Out To Grade	LLD:	20-24-2-W5
Exterior:	Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Closet Organizers, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s), Wet Bar

Inclusions: N/A

OPEN HOUSE ON SUNDAY, JULY 7, FROM 1PM TO 4PM. PRIME SPRINGBANK LOCATION. SURROUNDED BY ASPEN AND EVERGREEN TREES, A PRIVATE, AND GATED PROPERTY. OVER 7,000 SQUARE FEET OF FABULOUS LIVING SPACE! THE ENTRANCE FEATURES A HIGH CEILING. THE MAIN LEVEL FEATURES MARBLE TILES. AMAZING NEW HARDWOOD FLOORING. THE FORMAL LIVING ROOM FEATURES A DOUBLE SIDED MARBLE TILE SURROUNDED FIREPLACE. VAULTED CEILINGS. THE KITCHEN FEATURES PLENTY OF COUNTER SPACE, A LOVELY BUILT-IN DESK, BEAUTIFUL CABINETRY, PLENTY OF COUNTER SPACE, AND A WALK-IN PANTRY. A WET BAR IS FOLLOWED BY THE BRIGHT FAMILY ROOM, AND THE MAGNIFICENT PIANO AREA. CONVENIENT NOOK FOR CASUAL DINING. LARGE FORMAL DINING ROOM. THE SECOND LIVING ROOM FEATURES A LOVELY FIREPLACE. A STUNNING SPIRAL STAIRCASE LEADS US TO THE UPPER LEVEL. THE UPPER LEVEL FEATURES A LARGE BONUS ROOM FACES THE BEAUTIFUL BACKYARD VIEW. 4 LARGE BEDROOMS. THE MASTER BEDROOM SUITE FEATURES A SEPARATE SPIRAL STAIRCASE, A LIVING ROOM WITH A BUILT-IN FIREPLACE, A 6 PEICE ENSUITE WITH JETTED TUB, 2 WALK-IN CLOSETS, AND A LARGE BALCONY. THE FULLY DEVELOPED WALKOUT LOWER LEVEL FEATURES A LARGE RECREATIONAL ROOM, A MEDIA ROOM, 3 BEDROOMS, AND A FANTASTIC ROUGH-IN UNSPOILED KITCHEN AREA. THE EXCEPTIONAL BACKYARD FEATURES 2 LARGE PONDS AND A FOUNTAIN. EASY ACCESS TO DOWNTOWN, STONEY TRAIL, SHOPPING, AND SCHOOLS.