



GRASSROOTS
REALTY GROUP

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242249 Westbluff Road
Rural Rocky View County, Alberta

MLS # A2132052



\$13,450,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	5,851 sq.ft.	Age:	2015 (9 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:	Finished, Full, Walk-Out To Grade	LLD:	18-24-2-W5
Exterior:	Wood Frame	Zoning:	Zone 7 Springbank
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions:	None
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Situated on a tranquil 20-acre expanse on the eastern escarpment of the Springbank valley, this stunning residence offers unparalleled privacy. Custom-designed and built by McKinley Masters of Calgary for the original owner, the property's conception was driven by a deep commitment to seclusion. In line with the seller's wishes, details have been carefully curated to preserve privacy for prospective owners. Open disclosure for qualified buyers will be provide