



**11 Westbluff Ridge**  
**Rural Rocky View County, Alberta**

**MLS # A2134364**



**\$2,300,000**

<b>Division:</b>	West Bluff Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,022 sq.ft.	<b>Age:</b>	1994 (30 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Heated Garage, Insulated, Oversized, Paved, Quad or More Attached, RV Ac		
<b>Lot Size:</b>	2.00 Acres		
<b>Lot Feat:</b>	Backs on to Park/Green Space, No Neighbours Behind, Many Trees, Private,		

<b>Heating:</b>	In Floor, Hot Water, Natural Gas	<b>Water:</b>	Other, See Remarks
<b>Floors:</b>	Concrete, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	19-24-2-W5
<b>Exterior:</b>	Metal Siding , Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, See Remarks, Separate Entrance, Steam Room, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Located just outside the city limits on the eastern plateau of Springbank, the iconic and award-winning "House on the Prairie" awaits. Designed and built for the current owners by internationally acclaimed Calgary architect Jeremy Sturgess in 1994, this stunning home is perfectly paired with a serene 2-acre site, embracing the prairie landscape and ensuring privacy. Unlike the typical suburban style of its neighbourhood, the house is crafted to reflect its surrounding landscape and views. It features high walls and a galvanized roof that slopes southward, providing shelter and framing the main living areas. Inside, the home boasts three spacious bedrooms and four bathrooms, offering bright and open spaces where each room enjoys tranquility. From the road, minimal exposure preserves privacy, while the bright yellow southern facade is adorned with large windows and a recessed terrace. This terrace acts as an outdoor living room, offering protection from inclement weather. A significant addition to the original home is the expansive 60 x 34 attached garage with an 18-foot ceiling and a 14-foot door, capable of accommodating nearly any size RV. Truly unique and set apart, this home is conveniently located near private and public schools, local shops and services, and the newly completed ring road. It is a must-see property.