



**149 Westridge Park Drive
Rural Rocky View County, Alberta**

MLS # A2135750



\$3,200,000

Division:	West Ridge Park		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	5,670 sq.ft.	Age:	1984 (40 yrs old)
Beds:	4	Baths:	4 full / 3 half
Garage:	Driveway, Driveway, Front Drive, Garage Faces Side, Guest, Heated Garage,		
Lot Size:	2.15 Acres		
Lot Feat:	Corner Lot, Cul-De-Sac, Dog Run Fenced In, Environmental Reserve, Gazebo		

Heating:	Forced Air, Natural Gas	Water:	Private
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	None, Private Sewer, Septic Field, Septic System, Sep
Roof:	Clay Tile	Condo Fee:	-
Basement:	Finished, Full	LLD:	17-24-2-W5
Exterior:	Brick, Stucco, Wood Frame, Wood Siding	Zoning:	CAL Zone
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Breakfast Bar, Chandelier, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Outdoor climbing wall, 4K TV projector, Ice Maker		

Nestled on a peaceful cul-de-sac on one of Springbank's most prestigious streets lies a breathtaking home designed by the renowned architect Wolfgang Wenzel. This Spanish-inspired architectural masterpiece, perfectly positioned on over 2 acres, is more than just a home; it's a timeless and unique work of art. As you drive up the curved, tree-lined driveway, the grandeur of the property begins to reveal itself. The home exudes character and charm, with custom features and a formal yet welcoming design. Over the years, it has been meticulously updated, preserving the integrity of its original architecture while introducing contemporary touches. Stepping through the front door, you are greeted by large-format marble tile and the warmth of medium-toned hardwood floors with intricate wood ceiling details. The sitting room and dining room, surrounded by large windows, frame spectacular views, flooding the space with natural light. A main floor office provides a quiet retreat for those who work from home. The kitchen is a chef's dream, boasting a 48" Wolf gas stove, Subzero appliances, and ample seating for family and friends to gather. A walk-in pantry and additional storage for large appliances make entertaining effortless. The living room, with its grand wood-burning fireplace, offers a cozy and inviting atmosphere. The primary bedroom is a sanctuary, featuring wall-to-wall windows that offer uninterrupted views of your outdoor spaces and the mountains. The ensuite bathroom is a luxurious haven with honed marble, heated floors, and spacious his-and-hers closets. A large guest suite with an ensuite bathroom provides a private and comfortable space for long-term visitors with easy accessibility. Upstairs, the solid wood open risers lead to the children's wing, featuring a loft/living room and two bedrooms, each with walk-in closets and ensuite bathrooms. This

space is both functional and whimsical, perfect for nurturing young imaginations. The lower level of this exceptional home is an entertainer's dream, offering a cozy movie room with full bar service, a spacious recreation room, and a temperature-controlled wine room. This space also boasts an abundance of storage, ensuring every inch of your home is both beautiful and functional. Whether you're hosting a movie night, enjoying a drink from the bar, or showcasing your wine collection, this lower level provides the perfect setting for relaxation and entertainment. The 4-car attached heated garage is equipped with built-in Haley cabinets and a sink, ready to house all your toys and tools. The outdoor living spaces are extraordinary. An in-ground pool, heated year-round, is surrounded by flagstone pavers and a Kayu Batu wood deck, ideal for summer gatherings. The pool house includes a toilet, ice machine, dryer, and outdoor shower, ensuring guest comfort. Expansive covered patios boast impressive custom Rundle rock fireplaces and two built-in BBQ centers, perfect for hosting and entertaining.