



**100 Westview Estates
Rural Rocky View County, Alberta**

MLS # A2139292



\$1,890,000

Division:	West View Estates		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,594 sq.ft.	Age:	1998 (26 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Heated Garage, Insulated, Oversized, Triple Garage Detached		
Lot Size:	2.03 Acres		
Lot Feat:	Back Yard, Cul-De-Sac, Lawn, Landscaped, Many Trees, Underground Sprinkler		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Ceramic Tile, Cork, Hardwood, See Remarks, Vinyl	Sewer:	Mound Septic, Septic System, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	21-24-3-W5
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	High Speed Internet, See Remarks, Satellite Internet
Features:	Central Vacuum, Chandelier, Granite Counters, High Ceilings, Kitchen Island, See Remarks, Skylight(s), Smart Home, Storage, Sump Pump(s), Walk-In Closet(s), Wired for Data, Wired for Sound		
Inclusions:	n/a		

Located in the DESIREABLE part of CENTRAL Springbank and only 2 km away from top-rated schools, this acreage is everything you will need and more! Soak up the big sky sunsets, gaze at the stars at night in your glorious WEST facing backyard, or marvel in the views of the majestic Rocky Mountains on this spectacular acreage, showing pride of ownership inside and out. Enjoy spacious large gatherings and parties with over 6000ft² in total living space in your lower level theatre room, games and rec rooms, or enjoy summer bbq's outdoors on your TWO OVERSIZED decks with speakers galore! Relax in peace and tranquility enjoying the meticulously landscaped yard and smelling the greenery, flowers and crisp country fresh air. A SMART home in every possible way for easy control from anywhere you may be travelling - at your fingertips! SMART features include garage, thermostats, locks, security cameras, smoke detectors, water meter and sensors, sump pumps, indoor and outdoor lights, and many more! Too many UPGRADES to include, but some are NEW furnaces, newer ROOF and gutters (2018), sump pumps (2018), driveway sealing and epoxy garage floor (2024). TONS of landscape upgrades include REFINISHED decks (2024), deck and landscape lighting, 4 planter boxes, graded backyard with playground set, 2 pergolas and fencing (2022), and septic mound (2018). OVERSIZED TRIPLE garage, heated and new EPOXY flooring, PLUS back garage for all your equipment and toys. The water source is a co-op. Inside there are a total of FIVE generous sized bedrooms, with new flooring in 2 upper rooms (2023&2024). Other luxuries include central A/C, 3 FIREPLACES, STEAM shower, and HEATED floors in master bath and basement, and lower level gym area to get your fit on. HUGE kitchen with 14 ft island, top QUALITY

appliances, loads of storage and built in coffee machine. Live the country dream on this peaceful, tranquil, and QUIET cul-de-sac with a dead end road. CENTRALLY located and only 3 minutes from schools rated top 20 in Alberta, the proximity is unbeatable. Add to this a short 20 minute commute to downtown Calgary, you have the best of both city and country at your doorstep. Exceptional country living; nothing short of the best at 100 Westview Estates.