



**GRASSROOTS**  
REALTY GROUP

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**242249 Westbluff Road**  
**Rural Rocky View County, Alberta**

**MLS # A2198065**



**\$12,950,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	5,851 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	7 full / 2 half
<b>Garage:</b>	Quad or More Attached		
<b>Lot Size:</b>	18.50 Acres		
<b>Lot Feat:</b>	Native Plants		

<b>Heating:</b>	Hot Water	<b>Water:</b>	Other
<b>Floors:</b>	Carpet	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	18-24-2-W5
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	Zone 7 Springbank
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings		

<b>Inclusions:</b>	N/A
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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