



**GRASSROOTS**  
REALTY GROUP

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**243008 Westbluff Road**  
**Rural Rocky View County, Alberta**

**MLS # A2203771**



**\$2,599,999**

<b>Division:</b>	West Bluff Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	3,767 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	2.10 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cleared, Creek/River/Stream/Pond		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Cork, Hardwood, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	R-CRD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Ceiling Fan(s), Chandelier, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Storage, Vinyl Windows		
<b>Inclusions:</b>	Swim Spa, Sauna, Pantry Refrigerator, Upper Level Washer/Dryer, Upper level beverage fridge, Lower Level Beverage Fridge.		

Located just minutes west of Calgary's city limits in Westbluff is this beautifully renovated family home. Set on a private, tree-lined 2.10-acre site, this property offers both tranquility & seclusion. With over 5,000 SF of developed living space on three levels, heated by in-floor radiant heating, the home features five bedrooms & four bathrooms, making it ideal for families. A new roof & freshly painted exterior rear facade enhance the home's curb appeal, while formed concrete front steps lead to a grand vaulted entry foyer. To the left, resides an executive style home office, & to the right, a ten-place dining room connects seamlessly to a newly designed butler's pantry. The main hall leads to the rear of the home, where the kitchen, breakfast nook, & family room create a central gathering space with a seamless open floorplan. A renovated kitchen boasts an island with a breakfast bar, abundant cabinetry, professional series appliances, and new sleek Quartz counter tops. The breakfast nook provides access to the newly extended, south-facing sundeck, perfect for outdoor relaxation. The family room features floor-to-ceiling windows, a fireplace, & built-in cabinetry, making it a cozy retreat. Upstairs, the second level has been thoughtfully redesigned. The owner's suite, located on the north side, features a vaulted ceiling, fireplace, walk-in closet, & a luxurious five-piece ensuite bath. Two additional bedrooms share a four-piece Jack-and-Jill bath, while a spacious bonus room has been fully renovated with a kitchenette, laundry, a three-piece bathroom, & a walk-through closet, making it an ideal fourth second level bedroom for guests or extended family. The fully developed walk-out basement has been reconfigured for optimal entertainment. It now includes a new dry bar, updated carpet, fresh paint throughout, & the removal of old wall

units to create a more open space. Separate sitting & game rooms, along with space that can be a dedicated home theatre, make this level a hub for gatherings. House guests will appreciate the fifth bedroom & updated three-piece bath. For car & hobby enthusiasts, the property includes an attached oversized triple garage as well as a detached triple garage, perfect for additional vehicles & landscaping equipment. A paved asphalt drive with an island turnabout & guest parking ensures convenience & accessibility. The outdoor space has undergone an extensive transformation. The entire perimeter is now fully fenced for added privacy and security. The yard has received significant landscaping improvements, including tree removal, a new sports court, two large garden beds, a revitalized pond, a Swimsa, & Sauna, making this yard your very own Nordic Spa experience. These enhancements, along with the home's protected setting, make outdoor living more enjoyable year-round. With its ideal location close to local shops, services, & top schools, this stunning home offers the perfect balance of comfort & convenience.