

\$2,599,999 - 243008 Westbluff Road, Rural Rocky View County

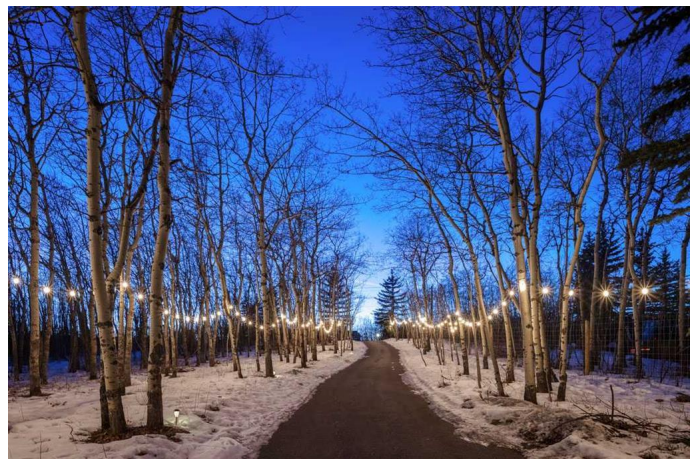
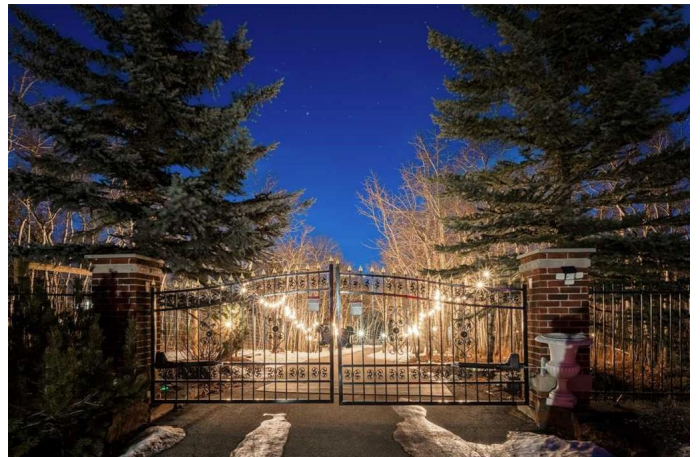
MLS® #A2203771

\$2,599,999

5 Bedroom, 5.00 Bathroom, 3,767 sqft
Residential on 2.10 Acres

West Bluff Estates, Rural Rocky View County,
Alberta

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 Swimspa, & 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.

Built in 2002

Essential Information

| | |
|--------|-------------|
| MLS® # | A2203771 |
| Price | \$2,599,999 |

| | |
|----------------|----------------------------------|
| Bedrooms | 5 |
| Bathrooms | 5.00 |
| Full Baths | 4 |
| Half Baths | 1 |
| Square Footage | 3,767 |
| Acres | 2.10 |
| Year Built | 2002 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey, Acreage with Residence |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 243008 Westbluff Road |
| Subdivision | West Bluff Estates |
| City | Rural Rocky View County |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T3Z3P2 |

Amenities

| | |
|--------------|------------------------|
| Parking | Triple Garage Attached |
| # of Garages | 3 |

Interior

| | |
|-------------------|--|
| Interior Features | Bar, Built-in Features, Ceiling Fan(s), Chandelier, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Storage, Vinyl Windows |
| Appliances | Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Warming Drawer, Washer/Dryer, Window Coverings, Wine Refrigerator |
| Heating | In Floor, Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony, Garden, Lighting, Private Entrance, Private Yard, Storage, Tennis Court(s) |
| Lot Description | Back Yard, Backs on to Park/Green Space, Cleared, Creek/River/Stream/Pond, Front Yard, Garden, Irregular Lot, Landscaped, Many Trees, Private, Secluded, See Remarks, Treed, Wooded |
| Roof | Asphalt Shingle |
| Construction | Brick, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 24th, 2025 |
| Days on Market | 33 |
| Zoning | R-CRD |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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