

# \$1,625,000 - 243022 Westbluff Road, Rural Rocky View County

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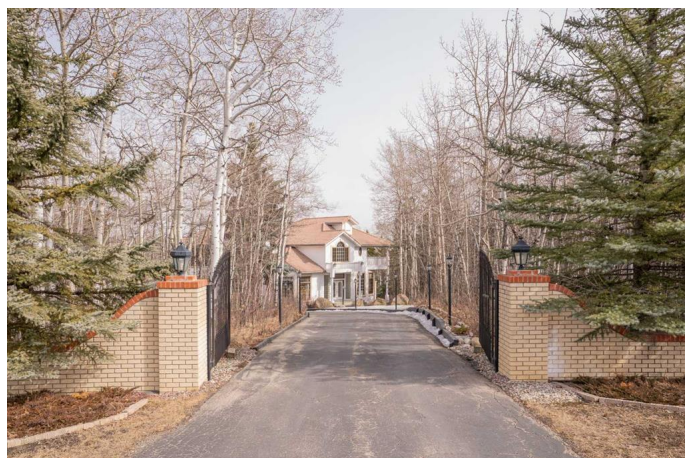
MLS® #A2204305

**\$1,625,000**

7 Bedroom, 6.00 Bathroom, 4,746 sqft  
Residential on 2.02 Acres

Springbank, Rural Rocky View County, Alberta

Tranquil Country Estate in the Heart of Springbank. If you've been dreaming of a peaceful country retreat just minutes west of Calgary, your search ends here. Nestled among towering trees on a secluded two-acre estate off Westbluff Road, this magnificent residence offers the perfect blend of privacy, space, and timeless elegance. With over 7,000 sq. ft. of living space, this estate is ideal for large or multi-generational families. From the moment you arrive via the gated, curved driveway, you'll feel the serenity of country living while still enjoying the convenience of city access. The Grand Main Level boasts soaring vaulted ceilings, a stunning curved staircase, and an abundance of natural light. The spacious front parlour with a cozy fireplace sets the tone for relaxation, while gleaming hardwood and marble floors add a touch of sophistication. The formal living and dining rooms provide ample space for entertaining, and the expansive kitchen—complete with a large island, built-in appliances, a walk-in pantry, and a breakfast nook—offers breathtaking views of the lush, tree-lined backyard. A private main-floor office with its own fireplace and a unique direct stairwell to the primary suite ensures both comfort and functionality. A Luxurious Upper Level features a spacious primary suite with dual walk-in closets, a cozy fireplace, a six-piece ensuite, a sitting area, and access to



a private balcony where you can enjoy your morning coffee in total tranquility. Three additional bedroomsâ€™each with its own ensuiteâ€™provide comfort and privacy, while a charming family room offers a cozy space for quiet evenings. The Walkout Lower Level is fully finished walkout basement is an entertainerâ€™s dream, featuring a massive recreational space, a media room, three more bedrooms, abundant storage, and French doors leading to the beautifully landscaped park-like backyard. The Private Outdoor Oasis is surrounded by mature trees, the fully fenced backyard is a true haven of peace and serenity. Two large, man-made ponds add to the natural beauty, attracting deer and wildlife while providing a picturesque setting for relaxation. Whether youâ€™re enjoying an afternoon by the water features or taking in the fresh country air, this property offers an unparalleled sense of escape. Endless Possibilities are offered with its elegant layout and timeless charm, this home provides a blank canvas for your dream renovation. Whether you choose to refresh or reimagine, this estate is a rare opportunity to create your own private sanctuary in Springbank. Experience the tranquility of country livingâ€™schedule your private viewing today.

Built in 1990

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2204305    |
| Price          | \$1,625,000 |
| Bedrooms       | 7           |
| Bathrooms      | 6.00        |
| Full Baths     | 5           |
| Half Baths     | 1           |
| Square Footage | 4,746       |
| Acres          | 2.02        |

|            |                                  |
|------------|----------------------------------|
| Year Built | 1990                             |
| Type       | Residential                      |
| Sub-Type   | Detached                         |
| Style      | 2 Storey, Acreage with Residence |
| Status     | Active                           |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 243022 Westbluff Road   |
| Subdivision | Springbank              |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T3Z 1A3                 |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 3   |
| Parking        | Additional Parking, Asphalt, Triple Garage Attached |
| # of Garages   | 3   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Central Vacuum, Double Vanity, Kitchen Island, Natural Woodwork, Vaulted Ceiling(s), Bookcases, French Door, Vinyl Windows, Jetted Tub, Pantry, See Remarks, Skylight(s), Storage, Wet Bar |
| Appliances        | Built-In Oven, Dishwasher, Garage Control(s), Microwave, Refrigerator, Electric Cooktop   |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 3   |
| Fireplaces        | Den, Gas, Living Room, Master Bedroom   |
| Has Basement      | Yes   |
| Basement          | Finished, Full, Walk-Out  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Balcony, Private Yard   |
| Lot Description   | Gentle Sloping, Many Trees, Private, Secluded, Low Maintenance Landscape, Yard Lights |
| Roof              | Concrete  |
| Construction      | Stucco  |

Foundation                Wood

**Additional Information**

Date Listed                March 26th, 2025  
Days on Market            171  
Zoning                        R-1

**Listing Details**

Listing Office                RE/MAX House of Real Estate

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