

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

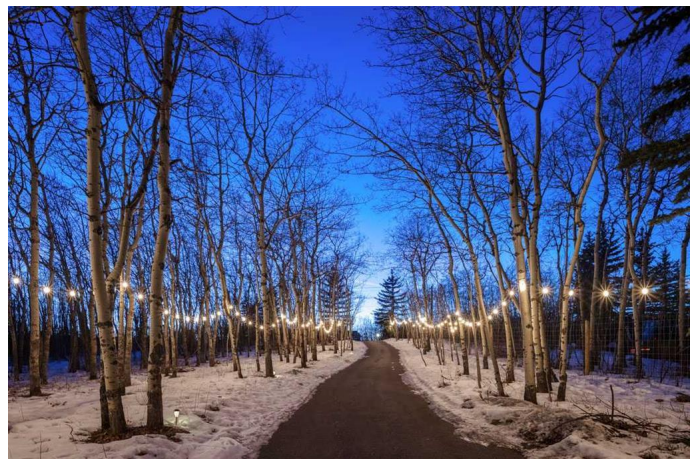
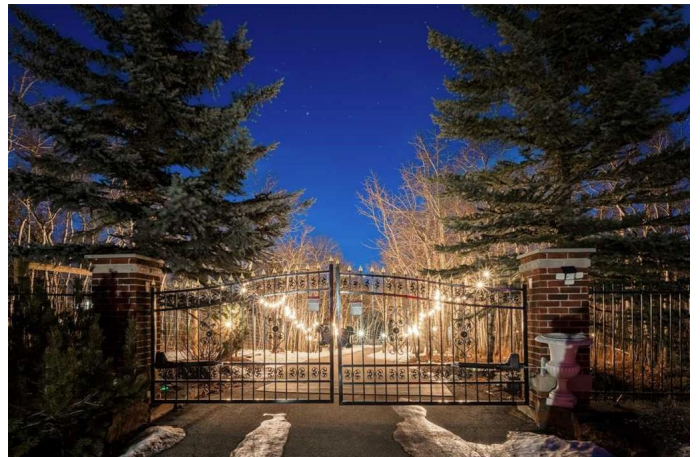
MLS® #A2203771

\$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	27
Zoning	R-CRD

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.