

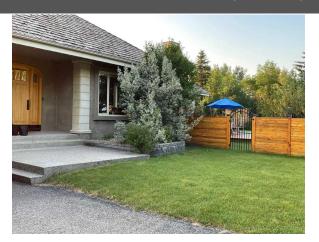
## 243134 WESTBLUFF Road, Rural Rocky View County T3Z 3K1

MLS®#:	A2107518	Area:	Springbank	Listing Date:	02/14/24	List Price: <b>\$1,699,000</b>
Status:	Active	County:	Rocky View County	Change:	None	Association: Fort McMurray

General Information				DOM	
Prop Type:	Residential			281	
Sub Type:	Detached			Layout	
City/Town:	Rural Rocky View	Finished Floor Area		Beds:	4 (3 1 )
city/rouni	County	Abv Sqft:	2,823	Baths:	4.0 (4 0)
Year Built:	1994	Low Sqft:	2,025	Style:	1 and Half
Lot Information	1554	-	2,823	Style.	
	07 555 auth	Ttl Sqft:	2,823		Storey, Acreage with
Lot Sz Ar:	87,555 sqft				Residence
Lot Shape:					
				<u>Parking</u>	
				Ttl Park:	4
				Garage Sz:	2
Access:				Guruge 52.	2
	Deals Vend Comer L	+ I and consid			
Lot Feat:	Back Yard,Corner Lo	•			
Park Feat:	Double Garage Atta	ched,Driveway			
	Utilities and Feature				
	Utilities and Feature	:5			

Roof:	Wood		Construction:					
Heating:	Forced Air,Natural Gas		Stucco,Wood Frame					
Sewer: Septic System			Flooring:					
Ext Feat:	Balcony	Hardwood,Marble						
			Water Source: Co-operative					
			Fnd/Bsmt:					
	Poured Concrete							
Kitchen Appl: Int Feat:	Bar,Bookcases,Built-	• • •	acuum,Closet Organizers,Crown N		arming Drawer,Washer,Window Coverings Door,Granite Counters,High Ceilings,Kitchen			
Utilities:								
Utilities:			Room Information					
Utilities: 	Level	Dimensions	Room Information	Level	Dimensions			
	<u>Level</u> Main	<u>Dimensions</u> 40`0" x 15`8"		Level Main	<u>Dimensions</u> 15`0" x 13`0"			
Room			Room					

Office Laundry Furnace/Utility Room Bedroom - Primary Bedroom 3pc Bathroom 5pc Ensuite bath	Basement Main Basement Main Basement Basement Upper	15`1" x 10`9" 10`1" x 7`5" 15`1" x 8`10" 16`2" x 14`0" 14`3" x 11`6" 14`4" x 6`7" 19`2" x 10`0"	Media Room Storage Sunroom/Solarium Bedroom 3pc Bathroom 5pc Ensuite bath Bedroom Legal/Tax/Financial	Basement Basement Main Main Main Upper	15`6" x 14`4" 24`3" x 11`0" 16`10" x 12`8" 11`0" x 11`0" 7`0" x 6`0" 15`7" x 8`3" 23`9" x 10`5"
Title: <b>Fee Simple</b> Legal Desc:	8911848	Zoning: <b>R-CRD</b>	Remarks		
Pub Rmks: Inclusions: Property Listed By:	an additional primary is 1,800 sq ft complete beautiful office. The ho countertops, solid woo washers and 2 dryers, it gets for getting dow Cochrane, Airdrie and	loft living area over the 2 car gara ed with high-end finishes. The 3rd buse is full of Old-World charm an ed doors, oversized solid wood ba a bright sunroom off the kitchen,	age. The house has 4 large sized be l car garage has been converted into d craftsmanship, including 10-foot- seboards and door trims. The kitche a massive cedar deck and a huge fo airport, west side private schools,	drooms, 3 with walk in closed o an exercise room. The lowe high ceilings, hardwood floor en is exceptional. Additional enced in yard. The location is	a 2,800 sq ft one and half storey home with ts, and 4 bathrooms. The lower level walkout r level also includes a theater room and a 's, marble floors, marble and granite features include a main floor laundry with 2 is treed, and private. The access is as good as enters, the deep south neighborhoods,



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