



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS® #: **A2107518**

Area: **Springbank**

Listing Date: **02/14/24**

List Price: **\$1,699,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Rural Rocky View**

Year Built: **1994**

Lot Information

Lot Sz Ar: **87,555 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft: **2,823**

Low Sqft:

Ttl Sqft: **2,823**

DOM

**281**

Layout

Beds: **4 (3 1 )**

Baths: **4.0 (4 0)**

Style: **1 and Half  
Storey,Acreage with  
Residence**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Corner Lot,Landscaped**

Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Wood**  
Heating: **Forced Air,Natural Gas**  
Sewer: **Septic System**  
Ext Feat: **Balcony**

Construction: **Stucco,Wood Frame**  
Flooring: **Hardwood,Marble**  
Water Source: **Co-operative**  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Electric Oven,Freezer,Garage Control(s),Garburator,Gas Range,Microwave,Refrigerator,Warming Drawer,Washer,Window Coverings**  
Int Feat: **Bar,Bookcases,Built-in Features,Ceiling Fan(s),Central Vacuum,Closet Organizers,Crown Molding,Double Vanity,French Door,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Soaking Tub,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>40`0" x 15`8"</b>	<b>Dining Room</b>	<b>Main</b>	<b>15`0" x 13`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`3" x 13`5"</b>	<b>Family Room</b>	<b>Basement</b>	<b>14`6" x 14`3"</b>
<b>Foyer</b>	<b>Main</b>	<b>8`9" x 7`9"</b>	<b>Exercise Room</b>	<b>Basement</b>	<b>19`2" x 13`0"</b>

Office	Basement	15`1" x 10`9"
Laundry	Main	10`1" x 7`5"
Furnace/Utility Room	Basement	15`1" x 8`10"
Bedroom - Primary	Main	16`2" x 14`0"
Bedroom	Basement	14`3" x 11`6"
3pc Bathroom	Basement	14`4" x 6`7"
5pc Ensuite bath	Upper	19`2" x 10`0"

Legal/Tax/Financial

Media Room	Basement	15`6" x 14`4"
Storage	Basement	24`3" x 11`0"
Sunroom/Solarium	Main	16`10" x 12`8"
Bedroom	Main	11`0" x 11`0"
3pc Bathroom	Main	7`0" x 6`0"
5pc Ensuite bath	Main	15`7" x 8`3"
Bedroom	Upper	23`9" x 10`5"

Title:  
**Fee Simple**  
 Legal Desc:

**8911848**

Zoning:  
**R-CRD**

Remarks

Pub Rmks:

**This home is located in sought after Springbank 1.5 miles from the newly completed Stoney Trail Freeway. The house is a 2,800 sq ft one and half storey home with an additional primary loft living area over the 2 car garage. The house has 4 large sized bedrooms, 3 with walk in closets, and 4 bathrooms. The lower level walkout is 1,800 sq ft completed with high-end finishes. The 3rd car garage has been converted into an exercise room. The lower level also includes a theater room and a beautiful office. The house is full of Old-World charm and craftsmanship, including 10-foot-high ceilings, hardwood floors, marble floors, marble and granite countertops, solid wood doors, oversized solid wood baseboards and door trims. The kitchen is exceptional. Additional features include a main floor laundry with 2 washers and 2 dryers, a bright sunroom off the kitchen, a massive cedar deck and a huge fenced in yard. The location is treed, and private. The access is as good as it gets for getting downtown, Canada Olympic Park, the airport, west side private schools, dog parks, major shopping centers, the deep south neighborhoods, Cochrane, Airdrie and the Canmore/Banff area.**

Inclusions:  
 Property Listed By: **There are 2 washers, 2 dryers, built-in coffee maker, 2 bar fridges and storage shed. Bode Platform Inc.**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









