



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**243022 WESTBLUFF Road, Rural Rocky View County T3Z 1A3**

MLS® #: **A2126941**

Area: **Springbank**

Listing Date: **04/29/24**

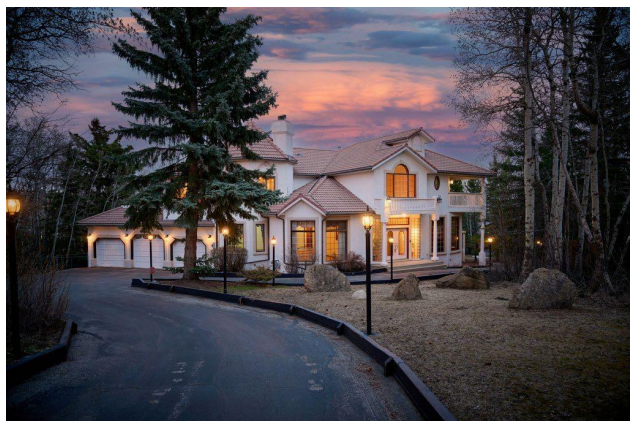
List Price: **\$1,799,000**

Status: **Active**

County: **Rocky View County**

Change: **-\$10,000k, 19-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Rural Rocky View County**  
Year Built: **1990**

Finished Floor Area  
Abv Sqft: **4,777**  
Low Sqft:  
Ttl Sqft: **4,777**

DOM

**206**  
Layout  
Beds: **8 (4 4)**  
Baths: **5.5 (5 1)**  
Style: **2 Storey, Acreage with Residence**

Lot Information

Lot Sz Ar: **87,991 sqft**  
Lot Shape:

Parking

Ttl Park: **12**  
Garage Sz: **3**

Access:

Lot Feat: **Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Landscaped, Many Trees, Paved, Private, See Remarks, Treed**

Park Feat:

**Concrete Driveway, Driveway, Front Drive, Garage Door Opener, Gated, Insulated, Triple Garage Attached**

Utilities and Features

Roof: **Clay Tile**  
Heating: **Forced Air, Natural Gas**  
Sewer: **Septic Field, Septic System, Septic Tank**  
Ext Feat: **Balcony, Other, Private Entrance, Private Yard**

Construction: **Stucco, Wood Frame**  
Flooring: **Carpet, Ceramic Tile, Hardwood, Linoleum**  
Water Source: **Co-operative**  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven, Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings**  
Int Feat: **Breakfast Bar, Closet Organizers, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s), Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`7" x 4`6"	Other	Main	6`0" x 6`1"
Breakfast Nook	Main	13`0" x 12`10"	Den	Main	11`10" x 13`9"
Dining Room	Main	22`2" x 12`10"	Family Room	Main	20`1" x 19`9"
Family Room	Main	18`0" x 15`10"	Foyer	Main	12`0" x 12`11"
Kitchen	Main	14`8" x 21`8"	Laundry	Main	7`1" x 8`1"

Mud Room	Main	11`1" x 11`10"	4pc Ensuite bath	Second	8`11" x 6`11"
6pc Bathroom	Second	14`2" x 7`5"	5pc Ensuite bath	Second	18`3" x 10`10"
Bedroom	Second	15`8" x 17`6"	Bedroom	Second	10`10" x 13`8"
Bedroom	Second	19`4" x 12`0"	Great Room	Second	17`7" x 12`10"
Bedroom - Primary	Second	31`8" x 30`9"	Walk-In Closet	Second	7`3" x 8`2"
Walk-In Closet	Second	6`11" x 8`8"	3pc Bathroom	Lower	7`7" x 10`5"
4pc Ensuite bath	Lower	8`10" x 5`11"	Bedroom	Lower	20`2" x 19`8"
Bedroom	Lower	7`2" x 15`4"	Bedroom	Lower	14`4" x 11`4"
Bedroom	Lower	17`6" x 15`5"	Game Room	Lower	33`4" x 29`6"
Other	Lower	14`6" x 12`4"	Other	Lower	6`2" x 16`3"

Legal/Tax/Financial

Title:  
**Fee Simple**  
 Legal Desc:

Zoning:  
**R-1**

Remarks

Pub Rmks: **SURROUNDED BY ASPEN AND EVERGREEN TREES, A PRIVATE, AND GATED PROPERTY. OVER 7,000 SQUARE FEET OF FABULOUS LIVING SPACE! THE ENTRANCE FEATURES A HIGH CEILING. THE MAIN LEVEL FEATURES MARBLE TILES. AMAZING NEW HARDWOOD FLOORING. THE FORMAL LIVING ROOM FEATURES A DOUBLE SIDED MARBLE TILE SURROUNDED FIREPLACE. VAULTED CEILINGS. THE KITCHEN FEATURES PLENTY OF COUNTER SPACE, A LOVELY BUILT-IN DESK, BEAUTIFUL CABINETS, PLENTY OF COUNTER SPACE, AND A WALK-IN PANTRY. A WET BAR IS FOLLOWED BY THE BRIGHT FAMILY ROOM, AND THE MAGNIFICENT PIANO AREA. CONVENIENT NOOK FOR CASUAL DINING. LARGE FORMAL DINING ROOM. THE SECOND LIVING ROOM FEATURES A LOVELY FIREPLACE. A STUNNING SPIRAL STAIRCASE LEADS US TO THE UPPER LEVEL. THE UPPER LEVEL FEATURES A LARGE BONUS ROOM FACES THE BEAUTIFUL BACKYARD VIEW. 4 LARGE BEDROOMS. THE MASTER BEDROOM SUITE FEATURES A SEPARATE SPIRAL STAIRCASE, A LIVING ROOM WITH A BUILT-IN FIREPLACE, A 6 PEICE ENSUITE WITH JETTED TUB, 2 WALK-IN CLOSETS, AND A LARGE BALCONY. THE FULLY DEVELOPED WALKOUT LOWER LEVEL FEATURES A LARGE RECREATIONAL ROOM, A MEDIA ROOM, 3 BEDROOMS, AND A FANTASTIC ROUGH-IN UNSPOILED KITCHEN AREA. THE EXCEPTIONAL BACKYARD FEATURES 2 LARGE PONDS AND A FOUNTAIN. EASY ACCESS TO DOWNTOWN, STONEY TRAIL, SHOPPING, AND SCHOOLS.**

Inclusions: **N/A**  
 Property Listed By: **RE/MAX Real Estate (Central)**

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

