



THE
A-TEAM

**RE/MAX
FIRST**

11 WESTBLUFF Ridge, Rural Rocky View County T3Z 3P2

MLS® #: **A2134364** Area: **West Bluff Estates** Listing Date: **05/23/24** List Price: **\$2,300,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Rural Rocky View County**
 Year Built: **1994**
Lot Information
 Lot Sz Ar: **87,120 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,021**
 Low Sqft:
 Ttl Sqft: **2,021**

DOM

33
Layout
 Beds: **3 (2 1)**
 Baths: **3.5 (3 1)**
 Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **8**
 Garage Sz: **4**

Access:
 Lot Feat: **Backs on to Park/Green Space,No Neighbours Behind,Many Trees,Private,Secluded**
 Park Feat: **Heated Garage,Insulated,Oversized,Paved,Quad or More Attached,RV Access/Parking,Workshop in Garage**

Utilities and Features

Roof: **Metal**
 Heating: **In Floor,Hot Water,Natural Gas**
 Sewer: **Septic Field,Septic Tank**
 Ext Feat: **Lighting,Private Yard**

Construction: **Metal Siding ,Wood Frame**
 Flooring: **Concrete,Tile**
 Water Source: **Other,See Remarks**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **None**
 Int Feat: **Breakfast Bar,Kitchen Island,See Remarks,Separate Entrance,Steam Room,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	13`8" x 10`8"	Pantry	Main	9`5" x 4`0"
Living Room	Main	21`11" x 19`11"	Dining Room	Main	13`8" x 11`9"
Bedroom - Primary	Main	22`1" x 12`6"	3pc Ensuite bath	Main	7`10" x 6`0"
Bedroom	Main	13`3" x 12`10"	3pc Ensuite bath	Main	7`10" x 6`0"
2pc Bathroom	Main	8`7" x 3`4"	Family Room	Lower	22`0" x 16`6"
Den	Lower	18`6" x 4`4"	Bedroom	Lower	19`5" x 13`2"
4pc Ensuite bath	Lower	13`3" x 7`8"	Walk-In Closet	Lower	7`8" x 5`11"
Laundry	Lower	19`10" x 4`4"	Mud Room	Lower	13`3" x 8`10"

Title: **Fee Simple**
Legal Desc: **9410798**

Zoning: **CR**

Remarks

Pub Rmks: **Located just outside the city limits on the eastern plateau of Springbank, the iconic and award-winning "House on the Prairie" awaits. Designed and built for the current owners by internationally acclaimed Calgary architect Jeremy Sturgess in 1994, this stunning home is perfectly paired with a serene 2-acre site, embracing the prairie landscape and ensuring privacy. Unlike the typical suburban style of its neighbourhood, the house is crafted to reflect its surrounding landscape and views. It features high walls and a galvanized roof that slopes southward, providing shelter and framing the main living areas. Inside, the home boasts three spacious bedrooms and four bathrooms, offering bright and open spaces where each room enjoys tranquility. From the road, minimal exposure preserves privacy, while the bright yellow southern facade is adorned with large windows and a recessed terrace. This terrace acts as an outdoor living room, offering protection from inclement weather. A significant addition to the original home is the expansive 60 x 34 attached garage with an 18-foot ceiling and a 14-foot door, capable of accommodating nearly any size RV. Truly unique and set apart, this home is conveniently located near private and public schools, local shops and services, and the newly completed ring road. It is a must-see property.**

Inclusions: **N/A**
Property Listed By: **RE/MAX House of Real Estate**

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













