



THE
A-TEAM

**RE/MAX
FIRST**

12 WESTBLUFF Bay, Rural Rocky View County T3Z 3P2

MLS® #: **A2154714** Area: **West Bluff Estates** Listing Date: **08/02/24** List Price: **\$3,800,000**
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: **1995**
Lot Information
Lot Sz Ar: **103,672 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **3,063**
Low Sqft:
Ttl Sqft: **3,063**

DOM

111
Layout
Beds: **4 (1 3)**
Baths: **3.5 (2 3)**
Style: **Acreage with Residence, Bungalow**

Parking

Ttl Park: **12**
Garage Sz:

Access:
Lot Feat: **Cul-De-Sac, No Neighbours Behind, Landscaped, Many Trees, Underground Sprinklers, Pie Shaped Lot, Private, Sloped Down, Waterfall Quad or More Attached**
Park Feat:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Boiler, Forced Air**
Sewer: **Septic Field, Septic Tank**
Ext Feat: **BBQ gas line, Private Entrance, Private Yard**

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

Kitchen Appl: **Bar Fridge, Built-In Refrigerator, Central Air Conditioner, Convection Oven, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings**

Int Feat: **Bar, Beamed Ceilings, Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Open Floorplan, Pantry, Sauna, Walk-In Closet(s), Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	18`0" x 12`6"	Dining Room	Main	21`6" x 15`0"
Great Room	Main	34`6" x 31`0"	Laundry	Main	13`6" x 12`0"
Flex Space	Basement	32`6" x 24`0"	Furnace/Utility Room	Basement	13`6" x 7`0"
Bedroom - Primary	Main	21`0" x 17`6"	Bedroom	Basement	12`6" x 9`6"

Bedroom
2pc Bathroom
2pc Bathroom
5pc Ensuite bath

Basement
Main
Basement
Main

16`6" x 12`6"
0`0" x 0`0"
0`0" x 0`0"
0`0" x 0`0"

Bedroom
2pc Bathroom
4pc Bathroom

Basement
Basement
Basement

13`6" x 11`6"
0`0" x 0`0"
0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9510162

Zoning:
CR

Remarks

Pub Rmks: **It is rare to see a home of this caliber come on the market, sold by the original owners. Experience the epitome of luxury living just six minutes from Calgary city limits. Nestled on a sprawling 2.38-acre lot, this custom-built bungalow offers unparalleled privacy, surrounded by lush trees that create a serene and secluded oasis. With over 6,100 square feet of developed space, this home provides ample room for comfortable living and entertaining. The main floor features a grand master bedroom, with a private balcony for your morning coffee, and a luxurious en suite including a steam shower and soaker tub, ensuring a spa-like experience at home. The gourmet kitchen is equipped with high-end appliances, perfect for the discerning chef, and the very large dining room with a gas fireplace creates a warm and inviting atmosphere for family gatherings and dinner parties. The fully finished basement boasts three additional bedrooms, ideal for family or guests. You will also find an additional powder room, four piece bathroom, and three piece bathroom with sauna. Outdoor amenities include your own private pond and a large swimming pool complete with a slide, offering endless opportunities for relaxation and fun. The property also offers a large detached garage/casita with bathroom. The heated seven-car garage ensures plenty of space for vehicles and storage, catering to all your practical needs. Modern upgrades such as new furnaces and high-end finishes are evident throughout the home, enhancing its luxurious feel. For those who love to entertain, the expansive games room with a wet bar and a relaxing sauna add to the home's appeal. There is also a covered car port, for your guests at the end of the gated driveway. This luxurious bungalow offers the perfect blend of tranquility and convenience, making it an ideal retreat for those seeking privacy without sacrificing proximity to the vibrant city of Calgary. Don't miss the opportunity to own this exquisite property.**

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

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













