



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**243052 WESTBLUFF Road, Rural Rocky View County T3Z3P1**

MLS® #: **A2165453**

Area: **NONE**

Listing Date: **09/17/24**

List Price: **\$1,449,900**

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: **1992**

Lot Information

Lot Sz Ar: **87,120 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard,Private,Treed**  
Park Feat: **Triple Garage Attached**

DOM

**57**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **1 and Half Storey,Acreage with Residence**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer: **Septic Field,Septic Tank**  
Ext Feat: **Other**

Construction: **Wood Frame**  
Flooring: **Hardwood,Tile**  
Water Source: **Private**  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **None**  
Int Feat: **Beamed Ceilings,Double Vanity,High Ceilings,Kitchen Island,Pantry,Soaking Tub**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	8`9" x 8`5"	Kitchen	Main	24`4" x 18`0"
Living Room	Main	15`11" x 11`11"	Dining Room	Main	16`0" x 12`0"
Bedroom - Primary	Main	16`0" x 12`0"	5pc Ensuite bath	Main	16`3" x 14`2"
Bedroom	Main	15`10" x 15`7"	Bedroom	Main	12`0" x 9`6"
3pc Bathroom	Main	7`11" x 6`1"	Laundry	Main	11`6" x 10`2"
Loft	Upper	24`3" x 17`9"	Loft	Upper	24`4" x 18`1"



















