

## 243052 WESTBLUFF Road, Rural Rocky View County T3Z3P1

MLS®#: **A2165453** Area: **NONE** Listing **09/17/24** List Price: **\$1,449,900** 

Status: Active County: Rocky View County Change: None Association: Fort McMurray

Date:

**General Information** 

Prop Type: Residential Sub Type: Detached

City/Town: Rural Rocky View Finished Floor Area County Abv Sqft:

Year Built: 1992 Low Sqft:
Lot Information Ttl Sqft:

Lot Information
Lot Sz Ar: 87.120 saft

87,120 Sqrt

<u>DOM</u> **57** 

<u>Layout</u>

3,685

3.685

 Beds:
 3 (3)

 Baths:
 2.5 (2 1)

 Style:
 1 and Half

Storey, Acreage with

Residence

**Parking** 

Ttl Park: 3
Garage Sz: 3

Access:

Lot Shape:

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

Utilities and Features

Roof: Asphalt Shingle Construction:

Heating:Forced AirWood FrameSewer:Septic Field,Septic TankFlooring:

Ext Feat: Other Hardwood,Tile

Water Source: **Private** Fnd/Bsmt:

**Poured Concrete** 

Kitchen Appl: None

**Utilities:** 

Int Feat: Beamed Ceilings, Double Vanity, High Ceilings, Kitchen Island, Pantry, Soaking Tub

Poom Inform

**Room Information** 

Level Level Dimensions Room Dimensions Room Main 8'9" x 8'5" 24`4" x 18`0" Foyer Kitchen Main **Living Room** Main 15`11" x 11`11" **Dining Room** Main 16`0" x 12`0" 16`0" x 12`0" 5pc Ensuite bath **Bedroom - Primary** Main 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"

Loft Upper 24`4" x 12`4" 2pc Bathroom Main

Legal/Tax/Financial

Title: Zoning: Fee Simple R-1

Legal Desc: **8710932** 

Remarks

Pub Rmks:

Welcome to your dream home in the highly desirable area of Springbank, nestled on West Bluff Road- a serene no through road ensuring tranquility with local traffic only. Conveniently located, your driveway becomes the pickup point for the school bus serving elementary, middle, and high school students. Step inside this over 3600 square foot completely renovated home to discover recently refinished maple hardwood floors and freshly painted walls setting the stage for modern comfort. Step onto the expansive tiered deck crafted with maintenance free composite boards and side panels with glass railing, offering panoramic views of your own private forest- your personal oasis of calm. Experience year round energy efficiency with the entire house insulated with Polystyrene 6 inch thick Styrofoam panels. There are 3 furnaces along with 3 air conditioners. The property is fully fenced with a 5 foot chain link that also has a remote controlled powered gate to provide security and privacy. The property is surrounded by hundreds of trees, including over 100 newly planted spruce trees last year. The heart of the home boasts a large open kitchen with floor- to- ceiling windows, showcasing the breathtaking backyard scenery. Unique to this home are the three lofts for additional versatile living space. Also unique is the built in granite/slate wall water feature. Park with ease in the huge triple heated garage featuring an epoxy floor. Three new garage doors were added 2 yrs ago. Embrace culinary excellence with the new Fulgor Milano Induction cooktop, while the integrated NUVO Concerto Control ipads and 21 speakers throughout the house and rear deck promise an unparalleled audio experience. Your sanctuary awaits-schedule a viewing today and make this exceptional unique property your forever home.

Inclusions:

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

















