



THE
A-TEAM

**RE/MAX
FIRST**

7 WESTBLUFF Court, Rural Rocky View County T3Z 3N9

MLS® #: **A2179143** Area: **NONE** Listing Date: **11/15/24** List Price: **\$2,099,000**
 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: **2001**
Lot Information
 Lot Sz Ar: **87,120 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,143**
 Low Sqft:
 Ttl Sqft: **3,143**

DOM

18
Layout
 Beds: **4 (3 1)**
 Baths: **4.0 (3 2)**
 Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **10**
 Garage Sz: **3**

Access:
 Lot Feat: **Backs on to Park/Green Space, No Neighbours Behind, Many Trees, Private Driveway, Front Drive, Garage Faces Front, Heated Garage, Oversized, RV Access/Parking, Triple Garage Attached, Workshop in Garage**
 Park Feat:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor, Fireplace(s), Forced Air, Wood Stove**
 Sewer: **Septic Field**
 Ext Feat: **Basketball Court, Fire Pit, Private Yard**

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

Kitchen Appl: **Built-In Gas Range, Built-In Refrigerator, Dishwasher, Dryer, Garage Control(s), Microwave, Washer**
 Int Feat: **Beamed Ceilings, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`7" x 5`9"	2pc Bathroom	Main	4`11" x 6`10"
Dining Room	Main	15`9" x 21`5"	Foyer	Main	8`1" x 7`2"
Kitchen	Main	27`1" x 12`10"	Living Room	Main	18`7" x 21`4"

Office	Main	11`3" x 10`3"	Walk-In Closet	Main	9`5" x 5`9"
3pc Ensuite bath	Upper	8`2" x 6`5"	5pc Bathroom	Upper	14`2" x 14`5"
Bedroom	Upper	14`5" x 17`9"	Bedroom	Upper	14`3" x 17`9"
Laundry	Upper	14`4" x 8`11"	Bedroom - Primary	Upper	14`11" x 14`4"
3pc Bathroom	Basement	14`8" x 9`4"	Bedroom	Basement	14`9" x 15`3"
Exercise Room	Basement	14`9" x 19`8"	Kitchen	Basement	6`10" x 4`6"
Game Room	Basement	15`2" x 19`10"	Storage	Basement	9`10" x 12`0"
Storage	Basement	9`10" x 5`3"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **9110624**

Zoning: **R-CRD**

Remarks

Pub Rmks: **Welcome to 7 Westbluff Court. Nestled within a serene 2-acre estate, surrounded by lush trees and natural beauty, this exceptional residence offers the perfect balance of privacy, elegance, and convenience. Situated just 5 minutes from Springbank Road and Stoney Trail interchange, this home allows you to escape the hustle and bustle of city life while remaining just a short drive from Calgary's finest amenities. Crafted with meticulous attention to detail, this home features a stunning blend of post-and-beam construction and luxurious natural materials, including Douglas Fir timber beams, Rundle stone, and Travertine natural stone tiles. The result is a home that exudes timeless sophistication while embracing the rugged charm of the surrounding landscape. Spanning an impressive 3,143 sq ft of above-grade living space, plus an additional 1,593 sq ft in the fully finished basement, this expansive home provides an unparalleled level of comfort. Upon entering, you are greeted by soaring 28-foot vaulted ceilings and an open riser staircase. The main floor offers a host of sophisticated living spaces, including a huge formal dining room and a spacious living room, perfect for hosting guests. A dedicated office space provides a quiet retreat for work or study. At the heart of the home, the chef-inspired kitchen is both elegant and functional, featuring solid maple cabinetry, a striking copper-finished exhaust hood, and top-of-the-line stainless steel appliances, including a built-in refrigerator, microwave, and gas range. The generous pantry adds convenience, offering ample storage space for small appliances and culinary essentials. Upstairs, you'll find three spacious bedrooms, including a luxurious primary suite with a private 3-piece ensuite. The well-appointed main bathroom offers a 5-piece design. A convenient laundry room is also located on this level, ensuring everyday tasks are made effortless. The fully developed basement provides an impressive array of spaces for entertainment and relaxation. It features a bar area, a spacious family room, additional storage, ensuring plenty of room for both leisure and organization. The lower level also includes additional bedroom, and a beautifully finished 3-piece bathroom, home gym, providing exceptional versatility for family and guests. For automotive enthusiasts or those in need of ample storage, the triple heated garage with a workshop area is truly a dream. Complete with shelving and storage, this space provides the perfect environment for hobbies, projects, or housing multiple vehicles. Step outside and discover your own private oasis. The expansive wrap-around deck is ideal for hosting summer BBQs or relaxing evenings. With its prime location just outside the city, 7 Westbluff Court is mere minutes away from shopping, dining, and some of Calgary's most prestigious schools, including Webber Academy, Rundle College, Ambrose University, Dr. Roberta Bondar Elementary, Ernest Manning High School.**

Inclusions: **Dryer, Washer, Refrigerator, Water Treatment**
 Property Listed By: **RE/MAX First**

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











