



THE
A-TEAM

**RE/MAX
FIRST**

242249 WESTBLUFF Road, Rural Rocky View County T3Z 3P2

MLS® #: **A2198065**

Area: **NONE**

Listing Date: **03/05/25**

List Price: **\$12,950,000**

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**

Finished Floor Area

Abv Sqft:

5,850

Low Sqft:

Ttl Sqft:

5,850

Year Built:

2015

Lot Information

Lot Sz Ar:

805,860 sqft

Lot Shape:

DOM

43

Layout

Beds:

5 (2 3)

Baths:

8.0 (7 2)

Style:

**Acreage with
Residence,Bungalow**

Access:

Lot Feat:

Park Feat:

Native Plants

Quad or More Attached

Parking

Ttl Park:

0

Garage Sz:

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Hot Water

Sewer:

Septic Field,Septic Tank

Ext Feat:

Courtyard

Construction:

Wood Frame

Flooring:

Carpet

Water Source:

Other

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

None

Int Feat:

High Ceilings

Utilities:

Room Information

Room

Level

Dimensions

6pc Ensuite bath

Main

Bedroom

Main

14`0" x 14`0"

Bedroom

Lower

13`11" x 13`11"

2pc Bathroom

Main

3pc Bathroom

Main

Room

Level

Dimensions

Bedroom

Main

20`0" x 17`0"

Bedroom

Lower

12`0" x 11`0"

Bedroom

Lower

13`0" x 14`0"

2pc Bathroom

Main

6pc Bathroom

Main

4pc Bathroom 3pc Bathroom	Lower Lower	3pc Bathroom 5pc Bathroom Legal/Tax/Financial	Lower Lower		
Title: Fee Simple		Zoning: Zone 7 Springbank			
Legal Desc:	84 LK	Remarks			
Pub Rmks:	Situated on a tranquil 20-acre expanse on the eastern escarpment of the Springbank valley, this stunning residence offers unparalleled privacy. Custom-designed and built by McKinley Masters of Calgary for the original owner, the property's conception was driven by a deep commitment to seclusion. In line with the seller's wishes, details have been carefully curated to preserve privacy for prospective owners. Open disclosure for qualified buyers will be provide				
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



