

242249 Westbluff Road  
Rural Rocky View County, Alberta

MLS # A2198065



**\$12,950,000**

|                  |                                  |               |                   |
|------------------|----------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                             |               |                   |
| <b>Type:</b>     | Residential/House                |               |                   |
| <b>Style:</b>    | Acreage with Residence, Bungalow |               |                   |
| <b>Size:</b>     | 5,851 sq.ft.                     | <b>Age:</b>   | 2015 (10 yrs old) |
| <b>Beds:</b>     | 5                                | <b>Baths:</b> | 7 full / 2 half   |
| <b>Garage:</b>   | Quad or More Attached            |               |                   |
| <b>Lot Size:</b> | 18.50 Acres                      |               |                   |
| <b>Lot Feat:</b> | Native Plants                    |               |                   |

**Heating:** Hot Water

**Water:** Other

**Floors:** Carpet

**Sewer:** Septic Field, Septic Tank

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full, Walk-Out To Grade

**LLD:** 18-24-2-W5

**Exterior:** Wood Frame

**Zoning:** Zone 7 Springbank

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** High Ceilings

**Inclusions:** N/A

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