

**43 Westbluff Ridge**  
**Rural Rocky View County, Alberta**

**MLS # A2212478**



**\$3,250,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Springbank  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Acreage with Residence, Bungalow  |               |                   |
| <b>Size:</b>     | 7,657 sq.ft.  | <b>Age:</b>   | 1996 (29 yrs old) |
| <b>Beds:</b>     | 5   | <b>Baths:</b> | 6 full / 1 half   |
| <b>Garage:</b>   | Driveway, Heated Garage, Oversized, Quad or More Attached                     |               |                   |
| <b>Lot Size:</b> | 3.00 Acres  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Landscaped, Native Plants, Private, Rectangular Lot, Rolling Slope |               |                   |

|                    |  |                   |  |
|--------------------|--|-------------------|--|
| <b>Heating:</b>    | In Floor, Forced Air, Natural Gas  | <b>Water:</b>     | Private  |
| <b>Floors:</b>     | Carpet, Hardwood, Tile   | <b>Sewer:</b>     | Septic Field, Septic Tank                              |
| <b>Roof:</b>       | Concrete   | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full   | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame  | <b>Zoning:</b>    | R-CRD  |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | Electricity Paid For, Heating Paid For, Phone Paid For |
| <b>Features:</b>   | Bar, Bookcases, Breakfast Bar, Ceiling Fan(s), Chandelier, Double Vanity, French Door, High Ceilings, Kitchen Island, Recessed Lighting, Sauna, Soaking Tub, Vaulted Ceiling(s), Wet Bar |                   |  |
| <b>Inclusions:</b> | Hot Tub with Cover   |                   |  |

Perched high above the Springbank Valley with the Rocky Mountains as your unobstructed backdrop! This solid bungalow features an unbelievable indoor pool that has been featured on HGTV multiple times. Situated on a 3 acre lot with over 10,000SF of living space, indoor parking for 5 and an infinity & lap pool this property will be the hub for gatherings. Only 20 mins to DT Calgary and within 5 mins to world class schools, the ring road, and trendy westside amenities the location is unmatched. The chef's kitchen features Miele, WOLF & Subzero appliances, exquisite custom cabinetry and a full butler pantry. Entertain guests in the formal dining room, or enjoy a meal in the cozy breakfast nook overlooking the Rockies. The infinity pool has his and her change rooms, sauna, waterslide & more with commercial heating & ventilation. The workout enthusiast will appreciate the gym with 360 degree views. The master boasts a spa like ensuite, dressing rooms, and fireplace. The walkout basement is home to a wine cellar, theatre, games area as well as bedrooms 4 and 5. Call for your private tour and information package. This is more than a home, it is a lifestyle.