

# \$2,599,999 - 243008 Westbluff Road, Rural Rocky View County

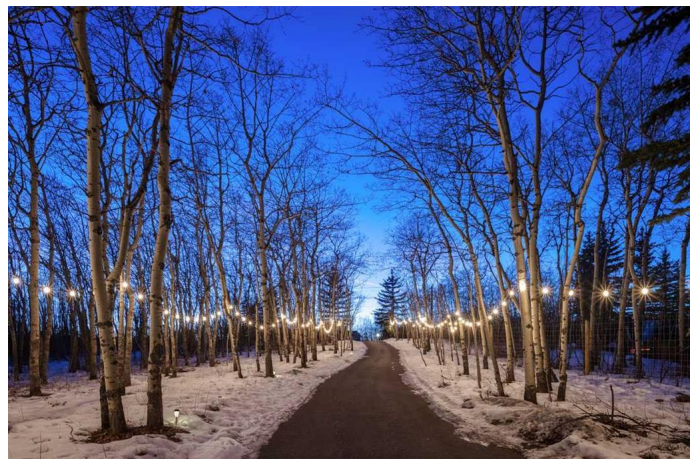
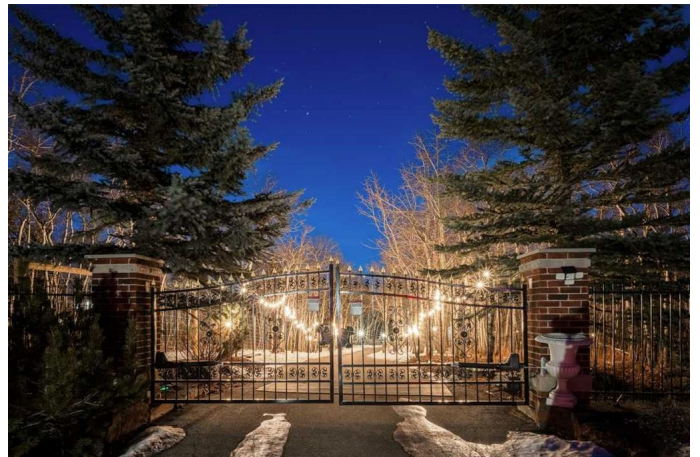
MLS® #A2203771

**\$2,599,999**

5 Bedroom, 5.00 Bathroom, 3,767 sqft  
Residential on 2.10 Acres

West Bluff Estates, Rural Rocky View County,  
Alberta

Located just minutes west of Calgary's city limits in Westbluff is this beautifully renovated family home. Set on a private, tree-lined 2.10-acre site, this property offers both tranquility and seclusion. With over 5,000 SF of developed living space on three levels, heated by in-floor radiant heating, the home features five bedrooms and four bathrooms, making it ideal for families. A new roof and freshly painted exterior rear facade enhance the home's curb appeal, while formed concrete front steps lead to a grand vaulted entry foyer. To the left, resides an executive style home office, and to the right, a ten-place dining room connects seamlessly to a newly designed butler's pantry. The main hall leads to the rear of the home, where the kitchen, breakfast nook, and family room create a central gathering space with a seamless open floorplan. A renovated kitchen boasts an island with a breakfast bar, abundant cabinetry, professional series appliances, and new sleek Quartz counter tops. The breakfast nook provides access to the newly extended, south-facing sundeck, perfect for outdoor relaxation. The family room features floor-to-ceiling windows, a fireplace, and built-in cabinetry, making it a cozy retreat. Upstairs, the second level has been thoughtfully redesigned. The owner's suite, located on the north side, features a



vaulted ceiling, fireplace, walk-in closet, and a luxurious five-piece ensuite bath. Two additional bedrooms share a four-piece Jack-and-Jill bath, while a spacious bonus room has been fully renovated with a kitchenette, laundry, a three-piece bathroom, and a walk-through closet, making it an ideal fourth second level bedroom for guests or extended family. The fully developed walk-out basement has been reconfigured for optimal entertainment. It now includes a new dry bar, updated carpet, fresh paint throughout, and the removal of old wall units to create a more open and modern space. Separate sitting and game rooms, along with space that can be a dedicated home theatre, make this level a hub for gatherings. House guests will appreciate the fifth bedroom and updated three-piece bath. For car and hobby enthusiasts, the property includes an attached oversized triple garage as well as a detached triple garage, perfect for additional vehicles and landscaping equipment. A paved asphalt drive with an island turnabout and guest parking ensures convenience and accessibility. The outdoor space has undergone an extensive transformation. The entire perimeter is now fully fenced for added privacy and security. The yard has received significant landscaping improvements, including tree removal, a new sports court, two large garden beds, and a revitalized pond. These enhancements, along with the home's protected setting, make outdoor living more enjoyable year-round. With its thoughtful renovations and ideal location close to local shops, services, and both public and private schools, this stunning home offers the perfect balance of luxury and comfort.

Built in 2002

## **Essential Information**

MLS® #

A2203771

Price	\$2,599,999
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,767
Acres	2.10
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### Community Information

Address	243008 Westbluff Road
Subdivision	West Bluff Estates
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z3P2

### Amenities

Parking	Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Chandelier, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Storage, Vinyl Windows, Bar
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings, Central Air Conditioner, Built-In Oven, Gas Cooktop, Warming Drawer, Wine Refrigerator
Heating	Forced Air, Natural Gas, In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Garden, Lighting, Private Entrance, Private Yard, Storage, Tennis Court(s)
Lot Description	Back Yard, Front Yard, Garden, Backs on to Park/Green Space, Cleared, Creek/River/Stream/Pond, Irregular Lot, Landscaped, Many Trees, Private, See Remarks, Secluded, Treed, Wooded
Roof	Asphalt Shingle
Construction	Wood Frame, Brick
Foundation	Poured Concrete

## Additional Information

Date Listed	March 24th, 2025
Days on Market	17
Zoning	R-CRD

## Listing Details

Listing Office	eXp Realty
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