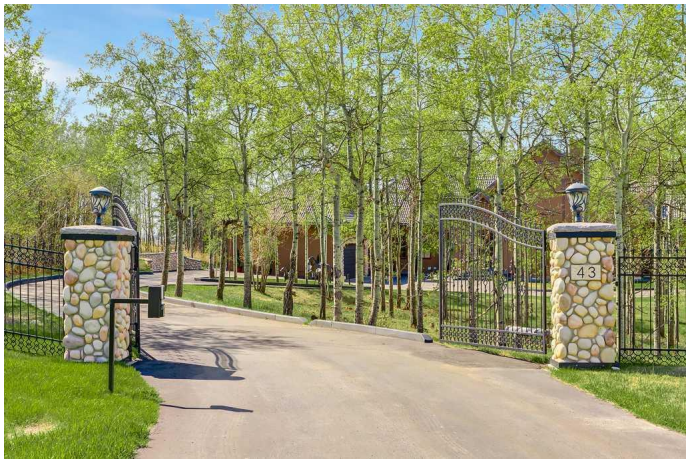
$2,999,900 - 43 Westbluff Ridge, Rural Rocky View County

MLS® #A2212478

$2,999,900
5 Bedroom, 7.00 Bathroom, 7,657 sqft
Residential on 3.00 Acres

Springbank, Rural Rocky View County, Alberta



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 chefâ€™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.

Built in 1996

Essential Information

MLS® #	A2212478
Price	$2,999,900
Bedrooms	5
Bathrooms	7.00
Full Baths	6
Half Baths	1
Square Footage	7,657
Acres	3.00
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	43 Westbluff Ridge
Subdivision	Springbank
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 3P2

Amenities

Utilities	Electricity Paid For, Heating Paid For, Water Paid For, Phone Paid For
Parking Spaces	10
Parking	Driveway, Heated Garage, Oversized, Quad or More Attached
# of Garages	5
Has Pool	Yes

Interior

Interior Features	Bar, Bookcases, Breakfast Bar, Ceiling Fan(s), Chandelier, Double Vanity, French Door, High Ceilings, Kitchen Island, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Wet Bar, Sauna
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Garburator, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator, Oven-Built-In
Heating	In Floor, Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Mantle, Stone, Wood Burning, See Through
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Back Yard, Landscaped, Native Plants, Private, Rectangular Lot, See Remarks, Views, Rolling Slope
Roof	Concrete
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 22nd, 2025
Days on Market	45
Zoning	R-CRD

Listing Details

Listing Office	eXp Realty

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