

243052 Westbluff Road  
Rural Rocky View County, Alberta

MLS # A2165453



## \$1,449,900

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	3,685 sq.ft.	<b>Age:</b>	1992 (32 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	2.00 Acres		
<b>Lot Feat:</b>	Back Yard, Private, Treed		

**Heating:** Forced Air

**Water:** Private

**Floors:** Hardwood, Tile

**Sewer:** Septic Field, Septic Tank

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Partial, Unfinished

**LLD:** 20-24-2-W5

**Exterior:** Wood Frame

**Zoning:** R-1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Beamed Ceilings, Double Vanity, High Ceilings, Kitchen Island, Pantry, Soaking Tub

**Inclusions:** NA

Welcome to your dream home in the highly desirable area of Springbank, nestled on West Bluff Road- a serene no through road ensuring tranquility with local traffic only. Conveniently located, your driveway becomes the pickup point for the school bus serving elementary, middle, and high school students. Step inside this over 3600 square foot completely renovated home to discover recently refinished maple hardwood floors and freshly painted walls setting the stage for modern comfort. Step onto the expansive tiered deck crafted with maintenance free composite boards and side panels with glass railing, offering panoramic views of your own private forest- your personal oasis of calm. Experience year round energy efficiency with the entire house insulated with Polystyrene 6 inch thick Styrofoam panels. There are 3 furnaces along with 3 air conditioners. The property is fully fenced with a 5 foot chain link that also has a remote controlled powered gate to provide security and privacy. The property is surrounded by hundreds of trees, including over 100 newly planted spruce trees last year. The heart of the home boasts a large open kitchen with floor- to- ceiling windows, showcasing the breathtaking backyard scenery. Unique to this home are the three lofts for additional versatile living space. Also unique is the built in granite/slate wall water feature. Park with ease in the huge triple heated garage featuring an epoxy floor. Three new garage doors were added 2 yrs ago. Embrace culinary excellence with the new Fulgor Milano Induction cooktop, while the integrated NUVO Concerto Control ipads and 21 speakers throughout the house and rear deck promise an unparalleled audio experience. Your sanctuary awaits-schedule a viewing today and make this exceptional unique property your forever home.