



GRASSROOTS
REALTY GROUP

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43 Westbluff Place
Rural Rocky View County, Alberta

MLS # A2255360



\$2,999,999

Division:	Springbank		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	5,329 sq.ft.	Age:	2003 (22 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Insulated, Oversized, Parking Pad, Quad or More Attached		
Lot Size:	2.01 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Landscaped, Level, Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Ceramic Tile, Concrete	Sewer:	Septic Field, Septic Tank
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, High Ceilings, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	Refrigerator in Bar Area, Security System, Theatre Equipment		

43 Westbluff Place | Springbank Estate. This is more than a home. Its a launchpad. On 2 private acres in the exclusive Westbluff enclave, this estate was designed for people who live on the edge of what's next. Over 8000 sq feet of living space. Minutes to downtown Calgary and a straight shot to the Rockies, its where business, play, and lifestyle all converge. Step inside and you're met with walls of glass, soaring ceilings, and curated spaces that frame the outdoors like digital art. The Denca kitchen is ready for chef-driven dinners, family gatherings, or your next content shoot. The upper level delivers a true retreat: a primary suite with spa-inspired ensuite, dual fireplace, and a walk-in closet designed for serious collections. Secondary bedrooms all have ensuites and walk-ins. The lower level is the real flex. A full walkout with a gym overlooking the grounds, a cinematic media hub, and a mission control zone wired for crypto trading, streaming, or a gaming setup worthy of a pro team. Add in a studio space for podcasts or content creation, and you've got a turnkey HQ for your personal brand or empire. Outside, decks and patios spill into manicured grounds. Think summer parties, investor retreats, or simply unplugging by the firepit after a day in the city or on the slopes. An industrial-chic office with I-beam construction and epoxy floors lets you run projects, host clients, or prototype the next big thing without leaving home. This property isn't about status. Its about freedom. Work globally, live privately, and play locally. 43 Westbluff isn't just a house. Its a future-proof estate for innovators, creators, and leaders who want it all. Seller financing available, please contact agent.