



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

**MLS # A2297638**



**\$2,200,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Springbank   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 2 Storey, Acreage with Residence                         |               |                   |
| <b>Size:</b>     | 5,232 sq.ft.   | <b>Age:</b>   | 2003 (23 yrs old) |
| <b>Beds:</b>     | 6  | <b>Baths:</b> | 4 full / 1 half   |
| <b>Garage:</b>   | Insulated, Oversized, Parking Pad, Quad or More Attached |               |                   |
| <b>Lot Size:</b> | 2.01 Acres   |               |                   |
| <b>Lot Feat:</b> | Fruit Trees/Shrub(s), Landscaped, Level, Private, Treed  |               |                   |

|                    |  |                   |                           |
|--------------------|--|-------------------|---------------------------|
| <b>Heating:</b>    | Baseboard, In Floor, Fireplace(s), Forced Air, Natural Gas | <b>Water:</b>     | Co-operative              |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Concrete, Laminate                   | <b>Sewer:</b>     | Septic Field, Septic Tank |
| <b>Roof:</b>       | Flat   | <b>Condo Fee:</b> | -                         |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | 20-24-2-W5                |
| <b>Exterior:</b>   | Stucco, Wood Frame   | <b>Zoning:</b>    | R-CRD                     |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -                         |

**Features:** Beamed Ceilings, Bookcases, Central Vacuum, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Tankless Hot Water, Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** Window Coverings/Draperies, Playground

A legacy estate on 2 private acres in the exclusive Westbluff enclave &mdash; 8,000+ sq ft of architect-driven living just 20 minutes from downtown Calgary. Families are drawn here for the schools. Springbank High sits minutes away, with West Calgary's most sought-after options close at hand &mdash; Webber Academy, Rundle College, Calgary Academy &mdash; plus international French education. Private school pickup can arrive right at the door. Premium shopping and dining at Aspen Landing and West Springs are a short drive, and the Rockies are a direct route when it's time to escape. Soaring ceilings and walls of glass frame the grounds like living art. The chef's kitchen is equipped for any occasion &mdash; Sub-Zero, Gaggenau and Thermador appliances, a walk-in pantry, dramatic island, and exposed steel beams overhead. Open living and dining spaces flow to the patio for effortless indoor-outdoor entertaining. Upstairs is a true family retreat. The primary suite offers a sitting area, glass French doors, a double-sided fireplace, heated floors, his-and-hers vanities, and a 5-piece ensuite with steam shower and air-jet tub, alongside a walk-in built for serious wardrobes. Two additional bedrooms each feature their own 4-piece ensuite and walk-in, plus a library nook for study. The walkout lower level expands the lifestyle &mdash; heated floors throughout, a wet bar with tiered glass counter, another bedroom, a home gym that can function as a bedroom if needed, and large windows opening directly to the yard. Ample room to host, create, or carve out gym and studio zones. A main-floor executive office with closet and garden-facing windows offers flexibility &mdash; a second home office, guest space, or main-floor bedroom. The tiered seating theatre room is the ideal space to watch movies as a family. A separate multi-level industrial-chic office with

exposed I-beams supports remote work or client meetings, and the loft space is the perfect creative zone for a home podcast or art studio. Outside, expansive decks, manicured grounds, and a BBQ gas line create the ideal spot to entertain friends and family while enjoying the private greenery that surrounds you. Beyond its design, this home has been thoughtfully maintained for the next owner &mdash; recent upgrades include a partial roof repair with a 10-year warranty (2023), replacement of both furnaces (2022) and both A/C units (2022), a repaired in-floor heating system (2022&ndash;2023), and a full gutter replacement (2025), with major mechanical systems already addressed for true move-in peace of mind. Minutes to downtown. A direct route to the Rockies. Surrounded by top-tier schools and West Calgary's finest amenities. 43 Westbluff Place is a future-ready Springbank estate for families who think long-term and live intentionally.