



GRASSROOTS
REALTY GROUP

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43 Westbluff Ridge
Rural Rocky View County, Alberta

MLS # A2212478



\$3,250,000

Division:	Springbank		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	7,657 sq.ft.	Age:	1996 (29 yrs old)
Beds:	5	Baths:	6 full / 1 half
Garage:	Driveway, Heated Garage, Oversized, Quad or More Attached		
Lot Size:	3.00 Acres		
Lot Feat:	Back Yard, Landscaped, Native Plants, Private, Rectangular Lot, Rolling Slope		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Private
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Concrete	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CRD
Foundation:	Poured Concrete	Utilities:	Electricity Paid For, Heating Paid For, Phone Paid For
Features:	Bar, Bookcases, Breakfast Bar, Ceiling Fan(s), Chandelier, Double Vanity, French Door, High Ceilings, Kitchen Island, Recessed Lighting, Sauna, Soaking Tub, Vaulted Ceiling(s), Wet Bar		
Inclusions:	Hot Tub with Cover		

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 chef'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.