

\$1,599,900 - 243134 Westbluff Road, Rural Rocky View County

MLS® #A2242996

\$1,599,900

4 Bedroom, 4.00 Bathroom, 2,921 sqft
Residential on 2.01 Acres

Springbank, Rural Rocky View County, Alberta

Nestled on 2 acres in the highly sought-after community of Springbank, this beautifully crafted home offers over 4,600 sq ft of elegant living space and combines timeless charm with thoughtful design. Ideally located just 1.5 miles from the Stoney Trail, it provides quick access to downtown Calgary, the airport, Canada Olympic Park, west-side private schools, and even weekend getaways to Banff or Canmore.

The home features 4 generously sized bedrooms—three with walk-in closets—and 4 bathrooms, including two luxurious 5-piece ensuites. The main floor is highlighted by soaring 10-ft ceilings, wall-to-wall hardwood and marble floors, solid wood doors, and rich architectural details like oversized baseboards and beautiful archways. The Parisian-inspired kitchen is designed for entertaining, with full-height maple cabinetry, marble countertops, a gas range, dual ovens, two dishwashers, and other high-end appliances. Just off the kitchen, a sunroom and a massive cedar deck offer perfect spaces to relax or entertain, all overlooking a fenced, treed yard that provides privacy and serenity. A unique loft space above the garage serves as an additional primary suite, complete with a 5-piece bath and a charming hidden room. The walkout lower level adds another 1,700 sq ft of finished space, including a fourth bedroom, a large office, a home theatre,



games area, gym (converted from the third garage bay), wet bar, and a 3-piece marble bathroom.

With refined finishes throughout, a bright and functional layout, and spectacular mountain views, this home is a rare blend of classic craftsmanship and modern convenience in one of Calgary’s premier rural communities.

Built in 1994

Essential Information

MLS® #	A2242996
Price	\$1,599,900
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,921
Acres	2.01
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active

Community Information

Address	243134 Westbluff Road
Subdivision	Springbank
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 3K1

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bar, Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Soaking Tub, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Oven, Freezer, Garage Control(s), Gas Range, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Corner Lot, Landscaped
Roof	Wood
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 28th, 2025
Days on Market	21
Zoning	R-CRD

Listing Details

Listing Office	Homecare Realty Ltd.
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.