

# \$12,950,000 - 242249 Westbluff Road, Rural Rocky View County

MLS® #A2198065

**\$12,950,000**

5 Bedroom, 9.00 Bathroom, 5,851 sqft  
Residential on 18.50 Acres

NONE, Rural Rocky View County, Alberta

Situated on a tranquil 20-acre expanse on the eastern escarpment of the Springbank valley, this stunning residence offers unparalleled privacy. Custom-designed and built by McKinley Masters of Calgary for the original owner, the property's conception was driven by a deep commitment to seclusion. In line with the seller's wishes, details have been carefully curated to preserve privacy for prospective owners. Open disclosure for qualified buyers will be provide

Built in 2015

## Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2198065                         |
| Price          | \$12,950,000                     |
| Bedrooms       | 5                                |
| Bathrooms      | 9.00                             |
| Full Baths     | 7                                |
| Half Baths     | 2                                |
| Square Footage | 5,851                            |
| Acres          | 18.50                            |
| Year Built     | 2015                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

## Community Information



|             |                         |
|-------------|-------------------------|
| Address     | 242249 Westbluff Road   |
| Subdivision | NONE                    |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T3Z 3P2                 |

### **Amenities**

|         |                       |
|---------|-----------------------|
| Parking | Quad or More Attached |
|---------|-----------------------|

### **Interior**

|                   |                          |
|-------------------|--------------------------|
| Interior Features | High Ceilings            |
| Appliances        | None                     |
| Heating           | Hot Water                |
| Cooling           | Central Air              |
| Fireplace         | Yes                      |
| # of Fireplaces   | 1                        |
| Fireplaces        | Gas                      |
| Has Basement      | Yes                      |
| Basement          | Finished, Full, Walk-Out |

### **Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Courtyard       |
| Lot Description   | Native Plants   |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | March 5th, 2025   |
| Days on Market | 48                |
| Zoning         | Zone 7 Springbank |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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