\$3,250,000 - 43 Westbluff Ridge, Rural Rocky View County

MLS® #A2212478

\$3,250,000

5 Bedroom, 7.00 Bathroom, 7,657 sqft Residential on 3.00 Acres

Springbank, Rural Rocky View County, Alberta

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 quests 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.







Built in 1996

Essential Information

MLS® # A2212478 Price \$3,250,000

Bedrooms 5
Bathrooms 7.00
Full Baths 6
Half Baths 1

Square Footage 7,657
Acres 3.00
Year Built 1996

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

Community Information

Address 43 Westbluff Ridge

Subdivision Springbank

City Rural Rocky View County

County Rocky View County

Province Alberta
Postal Code T3Z 3P2

Amenities

Utilities Electricity Paid For, Heating Paid For, Phone Paid For, Water Paid For

Parking Spaces 10

Parking Heated Garage, Quad or More Attached, Driveway, Oversized

of Garages 5 Has Pool Yes

Interior

Interior Features Bar, Breakfast Bar, Ceiling Fan(s), Chandelier, Double Vanity, High

Ceilings, Kitchen Island, Recessed Lighting, Soaking Tub, Wet Bar,

Bookcases, French Door, Sauna, Vaulted Ceiling(s)

Appliances Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage

Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator, Oven-Built-In, Freezer, Garburator, Gas

Range

Heating In Floor, Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 3

Fireplaces Gas, Wood Burning, Mantle, See Through, Stone

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Fire Pit, Private Yard, Garden

Lot Description Back Yard, Landscaped, Private, Rectangular Lot, See Remarks, Native

Plants, Rolling Slope, Views

Roof Concrete

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 22nd, 2025

Days on Market 7

Zoning R-CRD

Listing Details

Listing Office eXp Realty

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.