

242249 Westbluff Road  
Rural Rocky View County, Alberta

MLS # A2277510



## \$9,995,000

|           |                                  |        |                   |
|-----------|----------------------------------|--------|-------------------|
| Division: | NONE                             |        |                   |
| Type:     | Residential/House                |        |                   |
| Style:    | Acreage with Residence, Bungalow |        |                   |
| Size:     | 5,851 sq.ft.                     | Age:   | 2015 (11 yrs old) |
| Beds:     | 5                                | Baths: | 7 full / 2 half   |
| Garage:   | Quad or More Attached            |        |                   |
| Lot Size: | 18.50 Acres                      |        |                   |
| Lot Feat: | Native Plants                    |        |                   |

|             |                 |            |                           |
|-------------|-----------------|------------|---------------------------|
| Heating:    | Hot Water       | Water:     | Other                     |
| Floors:     | Carpet          | Sewer:     | Septic Field, Septic Tank |
| Roof:       | Asphalt Shingle | Condo Fee: | -                         |
| Basement:   | Full            | LLD:       | 18-24-2-W5                |
| Exterior:   | Wood Frame      | Zoning:    | Zone 7 Springbank         |
| Foundation: | Poured Concrete | Utilities: | -                         |
| Features:   | High Ceilings   |            |                           |

Inclusions: N/A

Set on a peaceful 20-acre parcel along the eastern escarpment of the Springbank valley, this exceptional residence offers a rare sense of privacy and seclusion. Thoughtfully custom-designed and built by McKinley Masters of Calgary for the original owner, the home was conceived with discretion at its core. In keeping with the seller's direction, select property details are intentionally limited. Comprehensive information will be made available to qualified purchasers upon request.