# \$2,999,999 - 43 Westbluff Place, Rural Rocky View County

MLS® #A2255360

## \$2,999,999

5 Bedroom, 5.00 Bathroom, 5,329 sqft Residential on 2.01 Acres

Springbank, Rural Rocky View County, Alberta

43 Westbluff Place | Springbank Estate. This is more than a home. Its a launchpad. On 2 private acres in the exclusive Westbluff enclave, this estate was designed for people who live on the edge of what's next. Over 8000 sq feet of living space. Minutes to downtown Calgary and a straight shot to the Rockies, its where business, play, and lifestyle all converge. Step inside and you're met with walls of glass, soaring ceilings, and curated spaces that frame the outdoors like digital art. The Denca kitchen is ready for chef-driven dinners, family gatherings, or your next content shoot. The upper level delivers a true retreat: a primary suite with spa-inspired ensuite, dual fireplace, and a walk-in closet designed for serious collections. Secondary bedrooms all have ensuites and walk-ins. The lower level is the real flex. A full walkout with a gym overlooking the grounds, a cinematic media hub, and a mission control zone wired for crypto trading, streaming, or a gaming setup worthy of a pro team. Add in a studio space for podcasts or content creation, and you've got a turnkey HQ for your personal brand or empire. Outside, decks and patios spill into manicured grounds. Think summer parties, investor retreats, or simply unplugging by the firepit after a day in the city or on the slopes. An industrial-chic office with I-beam construction and epoxy floors lets you run projects, host clients, or prototype the next big thing without







leaving home. This property isn't about status. Its about freedom. Work globally, live privately, and play locally. 43 Westbluff isn't just a house. Its a future-proof estate for innovators, creators, and leaders who want it all.

#### Built in 2003

### **Essential Information**

MLS® # A2255360 Price \$2,999,999

Bedrooms 5
Bathrooms 5.00
Full Baths 4
Half Baths 1

Square Footage 5,329 Acres 2.01 Year Built 2003

Type Residential Sub-Type Detached

Style 2 Storey, Acreage with Residence

Status Active

# **Community Information**

Address 43 Westbluff Place

Subdivision Springbank

City Rural Rocky View County

County Rocky View County

Province Alberta
Postal Code T3Z 3N9

## **Amenities**

Parking Spaces 4

Parking Insulated, Oversized, Parking Pad, Quad or More Attached

# of Garages 4

#### Interior

Interior Features Beamed Ceilings, High Ceilings, Low Flow Plumbing Fixtures, No Animal

Home, No Smoking Home, Walk-In Closet(s), Tankless Hot Water

Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage

Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer,

Water Softener, Window Coverings, Garburator, Trash Compactor

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes # of Fireplaces 2

Fireplaces Gas, Double Sided

Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Fruit Trees/Shrub(s), Landscaped, Level, Treed, Private

Roof Tar/Gravel

Construction Stucco, Wood Frame

Foundation Poured Concrete

# **Additional Information**

Date Listed September 9th, 2025

Days on Market 53
Zoning R-1

# **Listing Details**

Listing Office Real Broker

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