

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

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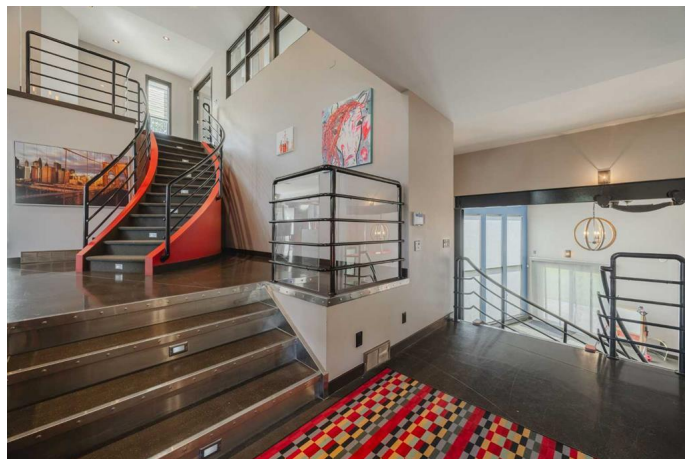
MLS® #A2255360

**\$2,999,999**

4 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. It's 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. Minutes to downtown Calgary and a straight shot to the Rockies, it's 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	4
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, Tankless Hot Water, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage

Control(s), Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Trash Compactor, Washer, Water Softener, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Double Sided, Gas

Has Basement Yes

Basement Finished, Full, Walk-Out

## Exterior

Exterior Features Private Yard

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

Roof Tar/Gravel

Construction Stucco, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed September 9th, 2025

Days on Market 2

Zoning R-1

## Listing Details

Listing Office Real Broker

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