

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

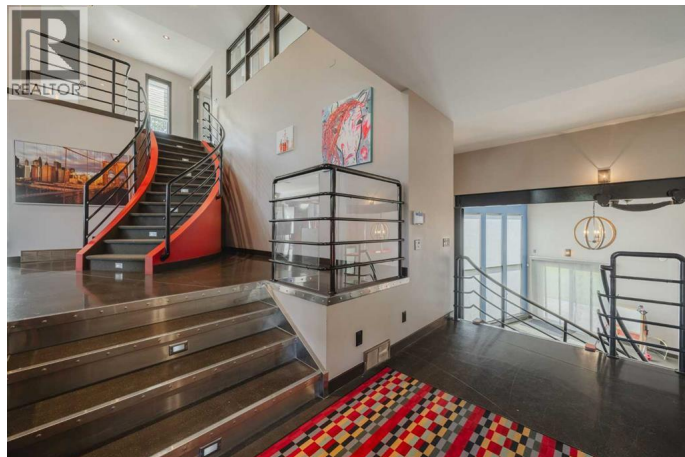
MLS® #A2255360

**\$2,999,999**

4 Bedroom, 5.00 Bathroom, 5,329 sqft  
Single Family 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. 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. (id:6289)

Built in 2003

**Essential Information**

Listing #	A2255360
Price	\$2,999,999
Bedrooms	4
Bathrooms	5.00
Half Baths	1
Square Footage	5,329
Acres	2.01
Year Built	2003
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	43 Westbluff Place
Subdivision	Springbank
City	Rural Rocky View County
Province	Alberta
Postal Code	T3Z3N9

**Amenities**

Amenities	Golf Course, Shopping
Features	Treed, No Animal Home, No Smoking Home, Level
Parking Spaces	4
Parking	Attached Garage, Garage, Oversize, Parking Pad
# of Garages	2

**Interior**

Appliances	Washer, Refrigerator, Water softener, Gas stove(s), Dishwasher, Dryer, Microwave, Compactor, Garburator, Oven - Built-In, Hood Fan, Window Coverings, Garage door opener
Heating	Natural gas Forced air
Cooling	Central air conditioning

Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes
Basement	Walk out

## Exterior

Exterior	Stucco
Exterior Features	Fruit trees, Landscaped
Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office	Real Broker
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