

**27 Westbluff Court**  
**Rural Rocky View County, Alberta**

**MLS # A2196815**

**\$6,500,000**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Springbank                                |               |                  |
| <b>Type:</b>     | Residential/House                         |               |                  |
| <b>Style:</b>    | 1 and Half Storey, Acreage with Residence |               |                  |
| <b>Size:</b>     | 4,360 sq.ft.                              | <b>Age:</b>   | 2018 (7 yrs old) |
| <b>Beds:</b>     | 5   | <b>Baths:</b> | 6 full / 1 half  |
| <b>Garage:</b>   | Triple Garage Attached                    |               |                  |
| <b>Lot Size:</b> | 2.12 Acres                                |               |                  |
| <b>Lot Feat:</b> | Back Yard                                 |               |                  |

|                    |  |                   |                           |
|--------------------|--|-------------------|---------------------------|
| <b>Heating:</b>    | Boiler, In Floor, Forced Air   | <b>Water:</b>     | Private                   |
| <b>Floors:</b>     | Carpet, Hardwood, Marble, Stone  | <b>Sewer:</b>     | Septic Field, Septic Tank |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -                         |
| <b>Basement:</b>   | Finished, Full   | <b>LLD:</b>       | -                         |
| <b>Exterior:</b>   | Composite Siding, Stone  | <b>Zoning:</b>    | RG                        |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -                         |
| <b>Features:</b>   | Beamed Ceilings, Bookcases, Double Vanity, Kitchen Island, See Remarks, Soaking Tub, Walk-In Closet(s) |                   |                           |

**Inclusions:** N/A

Nestled at the end of a quiet cul-de-sac, this premier Springbank estate offers unparalleled privacy on a picturesque 2-acre lot overlooking the Elbow River Valley and the Rocky Mountains. A gated entrance, long winding driveway, and circular parking court set the stage for this impressive home. The exposed aggregate walkway leads to a grand foyer with intricate moldings and rich hardwood floors. The great room is a showstopper, featuring soaring open-beam ceilings and breathtaking panoramic views. At the heart of the home, the chef's kitchen boasts a massive center island, floor-to-ceiling custom cabinetry, and premium Miele appliances, including an eight-burner gas cooktop, double wall ovens, built-in microwave, full-size refrigerator and freezer, and wine refrigerator. A custom breakfast nook seats ten, while the formal dining room accommodates 14. A separate breakfast kitchen includes a gas range, refrigerator, microwave, and prep sink. For year-round enjoyment, the covered sun deck features a gas fireplace, built-in outdoor television, and infrared heating. The lower patio provides another outdoor retreat, complete with mature landscaping, natural stone boulders, and a pedestal fire pit—ideal for evening gatherings. A private sport court adds to the property's recreational appeal. The owner's wing includes a private den and a lavish master suite with a stone fireplace, built-in cabinetry, and breathtaking views. The spa-inspired ensuite features his-and-hers walk-in closets, a deep soaker tub, double vanity, marble-finished shower, and makeup vanity. The upper-level bedroom wing is designed for comfort, offering a spacious family room, two built-in homework stations, two large bedrooms with custom cabinetry, and a five-piece shared bath. The lower level is made for entertaining, with a large family room, stone

fireplace, built-in cabinetry, and hardwood floors. A state-of-the-art home theater, five-person wet bar with dual draft beer dispensers and liquor storage, and multiple seating areas make this the ultimate gathering space. This level also includes three potential bedrooms (two with ensuite baths), a private den with built-in bookcases and a concealed entertainment system, and a shared gas fireplace. The oversized triple attached garage features polymer floors and ample storage. An oversized double detached garage offers radiant heat, polymer floors, and a one-bedroom guest suite with private laundry and a three-piece bath. This home is equipped with an IBC boiler system providing radiant heated floors, along with high-efficiency furnaces, air conditioning, a water softener, built-in vacuum, and an air exchange system. A whole-home audio and video distribution hub ensures seamless connectivity. With luxurious finishes, breathtaking surroundings, and unbeatable convenience, this estate offers privacy, elegance, and accessibility, just minutes from Calgary's Ring Road, top-rated public and private schools, and city amenities.