



DON'T GAMBLE WITH YOUR HOME.  
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**24226 Westbluff Drive**  
**Rural Rocky View County, Alberta**

**MLS # A2142777**



**\$3,399,900**

<b>Division:</b>	West Bluff Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	4,699 sq.ft.	<b>Age:</b>	1997 (27 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Heated Garage, Triple Garage Attached		
<b>Lot Size:</b>	4.79 Acres		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Gazebo, Lawn, Garden, Landscaped, Many Trees, Under		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	20-24-2-W5
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-RUR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Walk-In Closet(s), Wood Windows

**Inclusions:** Theatre Room projector, screen, and sound system, 2 storage sheds, playset, carbon filter, reverse osmosis water system, TVs.

Imagine living walking distance from the west city limits yet feeling completely secluded on your nearly 5-acre sanctuary. Surrounded by thousands of trees, this property offers unparalleled privacy and tranquility. Enter the gated driveway to be captivated by the stunning exterior and serene setting of this French Country estate home, completely renovated to the studs in 2011. The main level is designed for entertaining and family living with an expansive kitchen featuring cabinets built on-site, a spacious dining room, and a cozy living room with a gorgeous gas fireplace with custom surround. The private office is complete with paneled ceiling, wall-to-wall custom cabinetry, and a large functional desk. A walk-through music room is located off the vaulted foyer. Further on, the main level includes a powder room, large pantry with laundry facilities, and functional mud area with second fridge, freezer, walk-in closet, and custom lockers. Beautiful views and natural lighting stream into the upper bonus room. Discover a dream bedroom (or nanny wing) with a ceiling turret, panoramic views, a 4-piece bath with heated tile floors, and a large walk-in closet. Down the hallway, find two large bedrooms connected by a Jack & Jill bathroom with heated tile floors, second laundry room, and walk-in linen closet. The private master retreat awaits, offering over 1,000 sq. ft. of luxury with vaulted ceilings, a stunning custom closet, and ensuite with heated tile floors, a steam shower, and a private water closet. The lower level includes a fifth bedroom with 3-piece ensuite and massive walk-in closet, theatre area with 100" screen, billiards area, wet bar, family room, and games area. 100% wool carpet with natural fiber underlay. The home is heated by three forced-air furnaces with humidifiers, two A/C units (2020), and a boiler for the basement in-floor heating and hot water, ensuring endless hot water.

The grounds are nothing short of spectacular! Enjoy the gazebo w/ wood-burning fireplace, perfect for upscale entertaining or cozy family nights. The long exposed aggregate porch, composite deck, and paving stone patio accommodate large outdoor gatherings, while the sandstone retainer walls add character and enclose a fabulous private firepit area. The east 2 acres could be transformed into a sports field, a 150-yard golf hole and tee box, fenced off for horses, or call the county for potential subdivision approval. The 1,600 sq. ft. shop is a pinnacle feature. The front half boasts in-floor heat, epoxy floor, custom cabinets, new T-5 lighting, and a 2-piece bathroom. The back half, with an unused infrared heater, offers potential for a man-cave, additional shop space, or a barn. The 24 zones of irrigation keep the over 100 planted mature trees, apple trees, shrubs, and lawns thriving. There is even water delivered to the vegetable garden. Been searching for a peaceful, private, and luxurious property close to the city? This is your opportunity to own a piece of paradise!