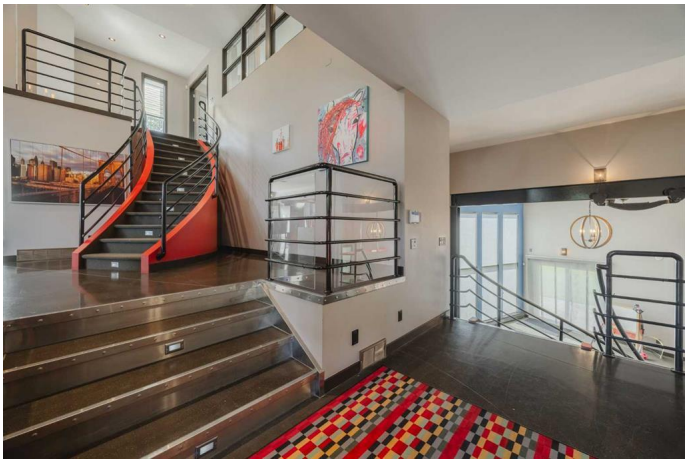
$2,999,999 - 43 Westbluff Place, Rural Rocky View County

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. 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.

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	6
Zoning	R-1

Listing Details

Listing Office	Real Broker

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