



**CORY PELCHAT**  
REALTOR®  
GRASSROOTS REALTY GROUP LTD.

**780-933-9938**  
pelchatsold@gmail.com

**242249 Westbluff Road**  
**Rural Rocky View County, Alberta**

**MLS # A2198065**



**\$12,950,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	5,851 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	7 full / 2 half
<b>Garage:</b>	Quad or More Attached		
<b>Lot Size:</b>	18.50 Acres		
<b>Lot Feat:</b>	Native Plants		

**Heating:** Hot Water

**Water:** Other

**Floors:** Carpet

**Sewer:** Septic Field, Septic Tank

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full, Walk-Out To Grade

**LLD:** 18-24-2-W5

**Exterior:** Wood Frame

**Zoning:** Zone 7 Springbank

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** High Ceilings

**Inclusions:** N/A

Situated on a tranquil 20-acre expanse on the eastern escarpment of the Springbank valley, this stunning residence offers unparalleled privacy. Custom-designed and built by McKinley Masters of Calgary for the original owner, the property's conception was driven by a deep commitment to seclusion. In line with the seller's wishes, details have been carefully curated to preserve privacy for prospective owners. Open disclosure for qualified buyers will be provide