

DEXTER/CO

LUXURY REAL ESTATE



PRIVATE ESTATE.
DISTINCTIVE LIVING.

43 WESTBLUFF PLACE
RURAL ROCKYVIEW COUNTY, AB
COMMUNITY OF SPRINGBANK

exp[®]
REALTY

LUXURY

PROPERTY SPECS

6 BD 4.5 BA 7,963 SF

- 5 BEDROOMS ABOVE GRADE
- QUAD-CAR ATTACHED GARAGE
- FULLY DEVELOPED WALK-OUT BASEMENT W/ WET BAR
- PRIVATE TREE-LINED LOT
- SUN-FILLED SOUTHWEST BACKYARD
- DUAL OFFICE SPACES
- MODERN OPEN-CONCEPT

PROPERTY STATS

PROPERTY TYPE	TWO-STOREY
YEAR BUILT	2003
TOTAL DEVELOPED SF	7,963
ABOVE GRADE SF	5,571
LOT SIZE	2.01 AC



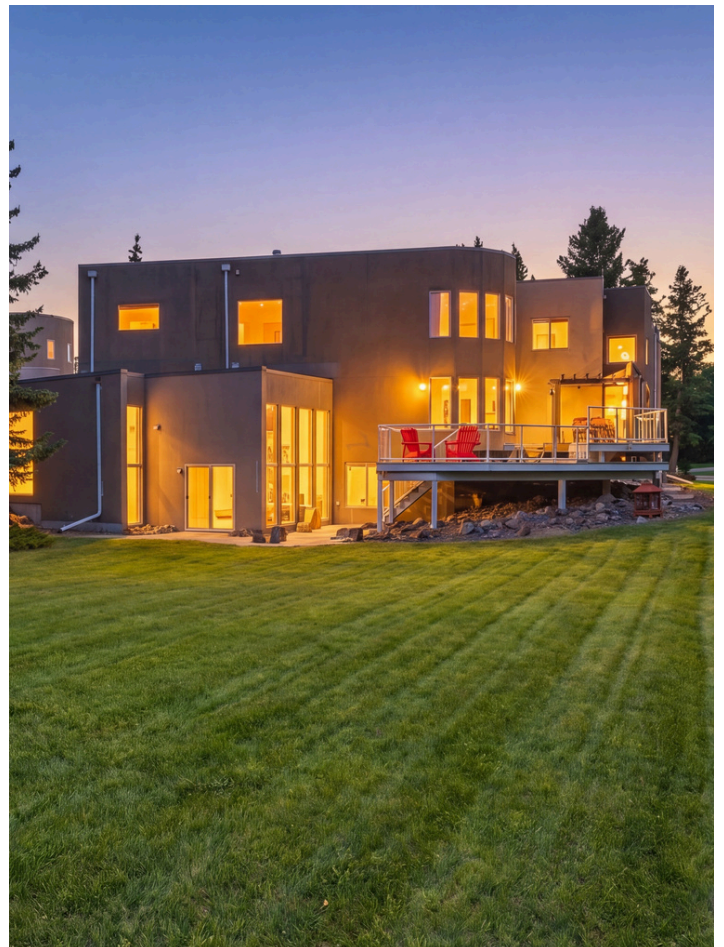


SECLUDED TREADED ACREAGE. SUNLIT SOUTHWEST LIVING.

Positioned to capture southwest sun and the serenity of its wooded setting, this architecturally distinct home redefines modern acreage living.

KEY FEATURES:

- Private 2.01-acre treed estate
- Southwest rear exposure with all-day natural light
- Architecturally distinct modern residence



YOU HAVE ARRIVED

From the moment you step inside, the home reveals itself as both architecturally striking and thoughtfully composed. Modern curves and clean lines are balanced with a seamless flow designed for effortless living.

KEY FEATURES:

- Statement entrance with an open-to-below grand room
- Open sightlines throughout, enhancing light and connection to nature
- Steel-clad column with a double-sided fireplace, anchoring the space
- Exposed steel beams, reinforcing the home's architectural character
- In-floor heating within epoxy-coated concrete floors for everyday comfort



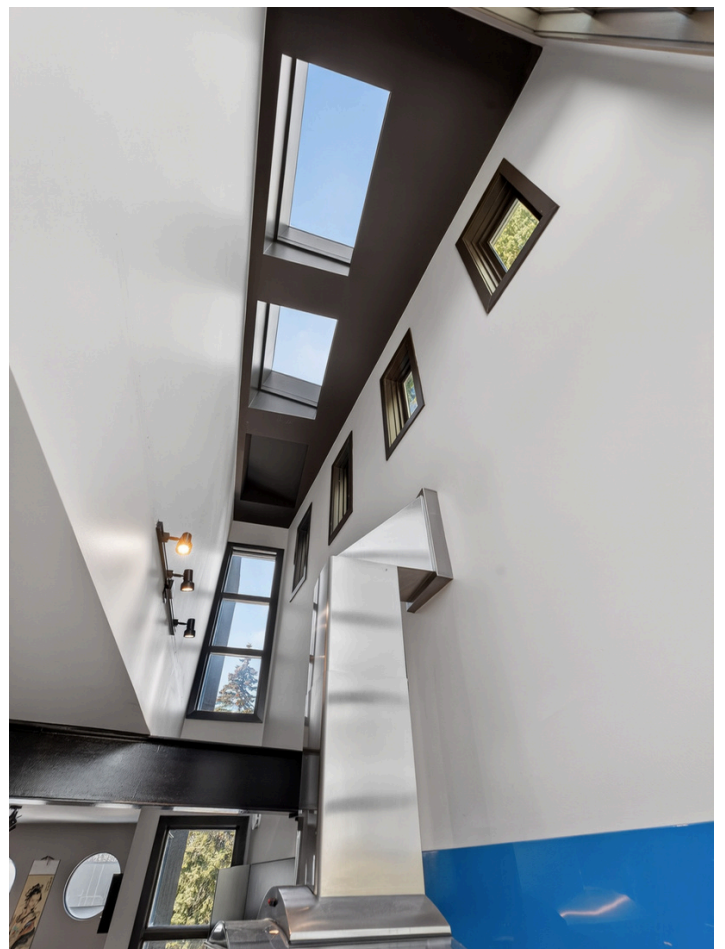


WELL-APPOINTED MODERN KITCHEN

Designed in harmony with the home's architecture, this modern kitchen offers generous counter space and a layout that prioritizes both function and flow.

KEY FEATURES:

- Stainless steel appliance package including Sub-Zero refrigerator, Gaggenau gas range, dual built-in ovens, Thermador hood fan, and dishwasher
- Dual islands with a large double-bowl undermount sink, garburator, and an integrated deep fryer
- Custom, floor-to-ceiling cabinetry providing extensive storage while maintaining architectural consistency
- Secondary wine and cocktail bar with bar fridge







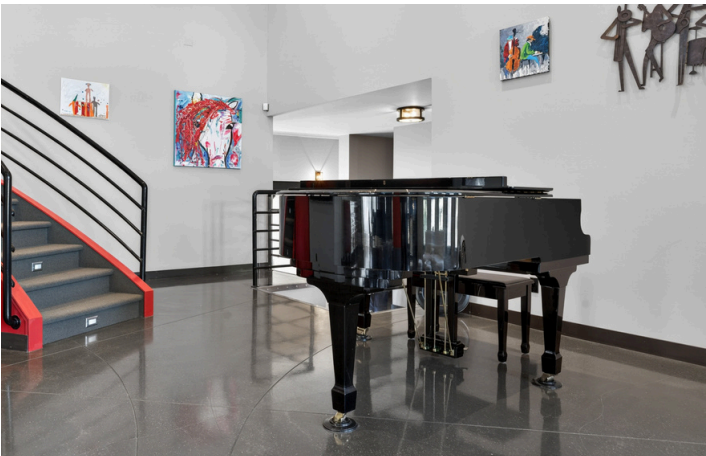


A SPACE FOR CONNECTION

A bright, thoughtfully designed living space that invites conversation and connection. Defined by natural light and openness, it's a place to gather, unwind, and feel inspired.

KEY FEATURES:

- Floor-to-ceiling windows bringing in natural light throughout the day
- Open-to-below grand room, creating a striking sense of volume and scale
- Steel-clad fireplace adding warmth while reinforcing the home's modern design
- Open-concept layout designed for both entertaining and connection
- Epoxy-finished concrete floors with in-floor heating, creating a consistent foundation throughout the home



MAIN FLOOR AUXILIARY SPACES

A collection of thoughtfully designed main-floor spaces that balance productivity, entertainment, and everyday convenience. Each area is intentionally positioned to support how you work, unwind, and host.

KEY FEATURES:

- Main-floor office with large bay windows, offering natural light, privacy, and flexibility as an additional bedroom
- Secondary tower office with lofted space, ideal for a studio, media space, or quiet retreat
- Theatre room with tiered seating, surround sound, and acoustic wall for an immersive viewing experience
- Dedicated laundry room with cabinetry and sink for everyday convenience
- Oversized 4-car attached garage, providing ample space for vehicles and storage
- Private main-floor powder room, ideal for guests







PRIMARY SUITE SANCTUARY

A private primary retreat designed for comfort and calm, where natural light, generous space, and a spa-inspired ensuite come together for everyday living.

KEY FEATURES:

- Large windows overlooking the property, with peaceful views of the surrounding landscape and wildlife
- Generous floor space accommodating a king-sized bed and seating area, with interior windows overlooking the home
- Spa-inspired 7-piece ensuite with dual vanities
- Built-in jetted soaker tub with textured tile surround, complemented by a double-sided fireplace shared with the bedroom
- Fully tiled steam shower designed for relaxation
- Walk-in closet with built-in storage for everyday organization







UPPER-LEVEL SLEEPING QUARTERS

Bright, spacious, and thoughtfully designed, the upper-level bedrooms offer comfort, flexibility, and a design that complements the home's architecture.

KEY FEATURES:

- Two spacious bedrooms, each with large windows and natural light
- Flexible layouts accommodating a king-sized bed, desk, and additional living space
- Each bedroom includes a private 4-piece ensuite with custom-tiled tub and shower
- Walk-in closets in both bedrooms for easy, organized storage







UPPER-LEVEL AUXILIARY SPACES

An open and connected upper level, thoughtfully designed to balance flow, quiet moments, and architectural continuity.

KEY FEATURES:

- Loft-style walkway overlooking the living room, creating connection across the home
- Built-in bookshelves with a tucked-away reading nook for a quiet retreat
- Flexible upper-level layout connecting the bedrooms while maintaining openness and architectural consistency





WALK-OUT LIVING & ENTERTAINING

A bright and expansive lower level where natural light, volume, and thoughtful design come together. With a seamless walkout to the surrounding acreage, the space extends effortlessly outdoors, creating a setting ideal for both entertaining and everyday living.

KEY FEATURES:

- Walkout lower level with direct access to the surrounding acreage
- Floor-to-ceiling windows bringing in natural light and extending the space outdoors
- High ceilings with exposed steel beams, adding volume and architectural character
- Open recreation area designed for gathering and entertaining
- Wet bar with undermount sink, fridge, microwave, tiered countertop, and cabinetry
- Seamless indoor-outdoor flow, ideal for hosting and summer evenings
- Flexible layout accommodating games, lounge, or media space
- In-floor heating for added comfort and practicality



LOWER-LEVEL AUXILIARY SPACES

A well-planned lower level that balances flexibility, storage, and behind-the-scenes performance, supporting the home with efficient systems and thoughtful design.

KEY FEATURES:

- Two additional bedrooms, ideal for guests, a home gym, or flexible living
- Cheater ensuite, providing added convenience and accessibility
- Extensive storage, including cold room, utility space, and under-stair storage
- Organized mechanical room housing dual furnaces, A/C units, hot water tanks, central vacuum, and in-floor heating systems for efficient, year-round comfort





HOUSE FLOORPLANS

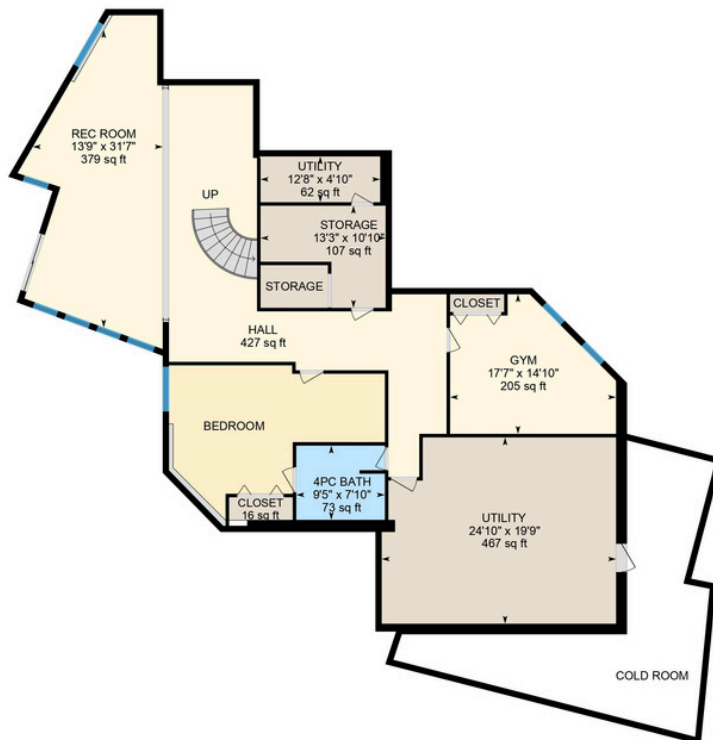


MAIN-LEVEL
3,409 SF

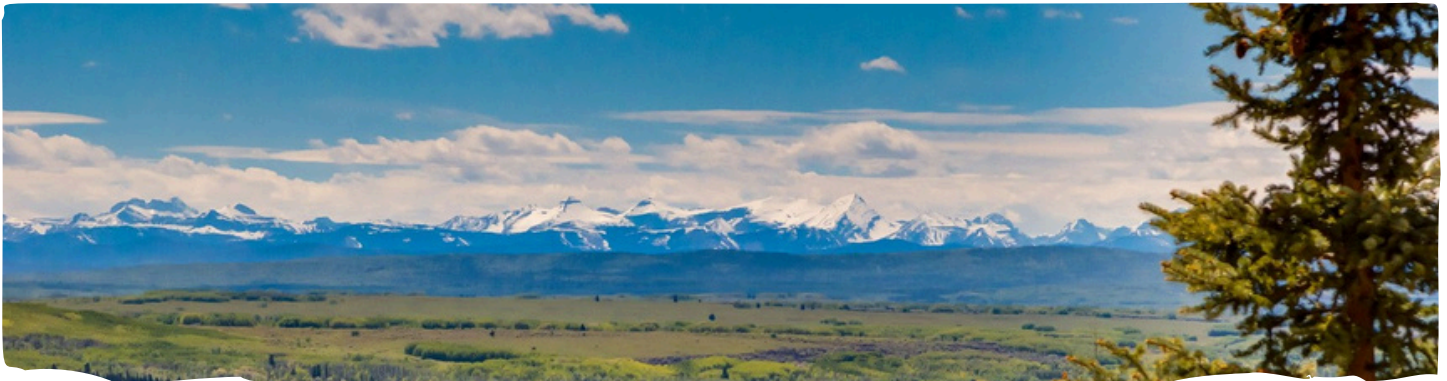
HOUSE FLOORPLANS



UPPER-LEVEL
1,803 SF



LOWER-LEVEL
2,392 SF



COMMUNITY OF WESTBLUFF



Westbluff is an affluent and highly desirable area located in the western part of Calgary, Alberta. Known for its upscale residences and scenic surroundings, Westbluff offers residents a harmonious blend of luxury living and natural beauty.

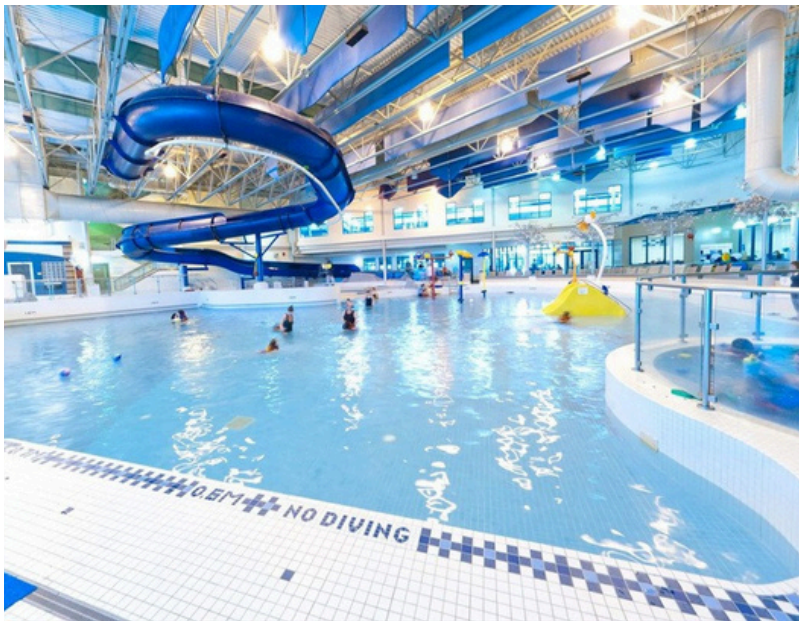
Families in Westbluff have access to several top-tier educational institutions. The area is served by reputable schools within the Calgary Board of Education and the Calgary Catholic School District. Additionally, prestigious private schools such as Webber Academy and Rundle College are within a short drive, providing diverse educational options for students.

Westbluff residents enjoy a wealth of amenities that cater to a variety of lifestyles. The nearby West Springs Shopping Center offers a range of retail stores, dining establishments, and essential services, ensuring convenience for daily needs.

For recreational activities, the Westside Recreation Centre provides facilities such as swimming pools, fitness classes, and sports programs. Outdoor enthusiasts can explore numerous parks and green spaces in the vicinity, offering opportunities for hiking, biking, and leisurely walks.

One of Westbluff's significant advantages is its close proximity to Highway 1 (Trans-Canada Highway). This Major route facilitates easy travel to the majestic Rocky Mountains, including the internationally renowned town of Banff. Residents can embark on spontaneous weekend getaways or day trips to enjoy world-class skiing, hiking, and breathtaking mountain vistas.

Despite its tranquil setting, Westbluff is conveniently located less than a 30-minute drive from downtown Calgary. This accessibility allows residents to enjoy the vibrant urban offerings of the city, including cultural events, fine dining, shopping districts, and professional opportunities, all while residing in a peaceful private environment.



Westbluff is recognized as one of Calgary's most affluent neighborhoods, characterized by luxurious homes, meticulously landscaped properties, and a strong sense of community pride. The area's desirability is further enhanced by its excellent educational institutions, abundant amenities, and unparalleled access to both urban and natural attractions. Living in Westbluff offers a prestigious and fulfilling lifestyle that appeals to discerning individuals and families seeking the best of Calgary.





**KYLE
DEXTER**
TEAM LEAD

C | 403.690.7589
E | KYLE@DEXTERANDCO.CA
IG | @KTDEXTER



**JOSH
WHITE**
REAL ESTATE ADVISOR

C | 403.333.5480
E | JOSH@DEXTERANDCO.CA
IG | @JOSHWHITEYC



**OLIVIA
POPOWICH**
REAL ESTATE ADVISOR

C | 403.472.1174
E | OLIVIA@DEXTERANDCO.CA
IG | @OLIVIAPOPOWICHHOMES



**JARED
CLARK**
REAL ESTATE ADVISOR

C | 403.555.2275
E | JARED@DEXTERANDCO.CA
IG | @JAREDDANIELCLARK



**RYAN
WOOLMAN**
REAL ESTATE ADVISOR

C | 403.919.8673
E | RYAN@DEXTERANDCO.CA
IG | @RYANWOOLMANREALESTATE



**VICTOR
SOLORZANO**
REAL ESTATE ADVISOR

C | 403.555.2275
E | VICTOR@DEXTERANDCO.CA
IG | @VSOLORZANORE



ZHU DEXTER
DIRECTOR OF GOOD VIBES

C | 403.555.2275
E | ZHU@DEXTERANDCO.CA
IG | @GOODBOY_ZHU