

\$2,375,000 - 31 Braemar Glen Road, Rural Rocky View County

MLS® #A2205450

\$2,375,000

6 Bedroom, 8.00 Bathroom, 4,110 sqft
Residential on 2.00 Acres

Springbank, Rural Rocky View County, Alberta

OPEN HOUSE SATURDAY APRIL 5 , 11am-1pm This exquisite custom built walk-out bungalow, set on 2 pristine acres in the exclusive Braemar Ranch Estates, neighbouring Elbow Valley in south Springbank, offers a rare combination of luxurious country living and unparalleled access to urban amenities. Located just minutes from Calgary, this residence provides easy access to top-ranked private and public schools, recreational facilities, prestigious golf courses, shopping, and dining. Positioned next to a municipal reserve, the home enjoys unmatched privacy and scenic views on beautifully landscaped grounds. Spanning 6,000 sqft of total living space, the residence features 6 spacious bedrooms, 4 with ensuites, and 3 full bathrooms, offering abundant room for family and guests. Extensive professional renovations throughout have elevated this property, including the addition of 1,100 sqft above the garage, perfect for a private retreat or entertaining. Upon entering, you'll be greeted by an open floor plan highlighted by vaulted ceilings and expansive floor-to-ceiling windows, showcasing breathtaking views of the surrounding mountains and landscape. The kitchen is a chef's dream with solid maple cabinetry, new granite countertops, a large island, premium stainless-steel appliances, wide plank hardwood floors, and a walk-in



pantry. Adjacent to the kitchen is a private front office with built-in cabinets, ideal for working from home in comfort and style. The spacious primary bedroom offers a luxurious retreat, complete with a spa-like 6-piece ensuite featuring heated tile flooring, freestanding bathtub, custom-tiled shower, and solid maple walk-in closet. Direct access to the deck adds to the bedroom's appeal. Entertainment is effortless in the fully equipped bar with granite countertops, stone finishing, and a separate wine room for hosting guests in style. Movie nights become a cinematic experience with a powered drop-down movie screen, projector, and surround sound system. The property also boasts a triple attached heated garage with a polyaspartic-coated floor and custom heavy-duty steel cabinets. Additionally, there is ample space for hobbies or a workshop in the detached double garage. The extended circular driveway accommodates multiple vehicles, with plenty of room for RV and boat parking. Other features include basement in-floor heating, new hot water tanks, two AC units, and no HOA fees. This exceptional property in a prime Springbank location combines the serenity of country living with the conveniences of city life. Schedule your private showing today!

Built in 2001

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2205450 |
| Price | \$2,375,000 |
| Bedrooms | 6 |
| Bathrooms | 8.00 |
| Full Baths | 3 |
| Half Baths | 5 |
| Square Footage | 4,110 |
| Acres | 2.00 |
| Year Built | 2001 |

| | |
|----------|----------------------------------|
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 31 Braemar Glen Road |
| Subdivision | Springbank |
| City | Rural Rocky View County |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T3Z 3C9 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 10 |
| Parking | Double Garage Detached, Front Drive, Garage Door Opener, RV Access/Parking, Triple Garage Attached, Asphalt, Driveway |
| # of Garages | 5 |

Interior

| | |
|-------------------|---|
| Interior Features | Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound |
| Appliances | Bar Fridge, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Gas Water Heater, Microwave, Refrigerator, Washer, Water Softener, Window Coverings, Convection Oven, Garburator, Humidifier, Instant Hot Water |
| Heating | Central, In Floor, Fireplace(s), Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 3 |
| Fireplaces | Basement, Electric, Family Room, Gas, Great Room |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony, BBQ gas line, Dog Run, Fire Pit, Garden, Private Yard, Storage |
| Lot Description | Back Yard, Backs on to Park/Green Space, Garden, Level, Many Trees, No Neighbours Behind, Private, Rectangular Lot, Treed |

| | |
|--------------|---------------------------|
| Roof | Asphalt Shingle |
| Construction | Stone, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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|----------------|------------------|
| Date Listed | March 28th, 2025 |
| Days on Market | 7 |
| Zoning | R-CRD |

Listing Details

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| Listing Office | Coldwell Banker Mountain Central |
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