

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

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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 19, 1-4 PM\*\*\*** 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	Bungalow, Acreage with Residence
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, RV Access/Parking, Asphalt, Driveway, Front Drive, Garage Door Opener, Triple Garage Attached
# of Garages	5

### Interior

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

### Exterior

Exterior Features	Balcony, BBQ gas line, Garden, Private Yard, Storage, Dog Run, Fire Pit
Lot Description	Back Yard, Backs on to Park/Green Space, Garden, No Neighbours

	Behind, Private, Rectangular Lot, Treed, Level, Many Trees
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 28th, 2025
Days on Market	21
Zoning	R-CRD

### **Listing Details**

Listing Office	Coldwell Banker Mountain Central
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