

\$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

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

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|----------------|-------------|
| 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 Asphalt, Double Garage Detached, Driveway, Front Drive, Garage Door Opener, RV Access/Parking, Triple Garage Attached
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, Convection Oven, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Gas Water Heater, Humidifier, Instant Hot Water, Microwave, Refrigerator, Washer, Water Softener, Window Coverings
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

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|--------------|---------------------------|
| Construction | Stone, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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| Date Listed | March 28th, 2025 |
| Days on Market | 24 |
| Zoning | R-CRD |

Listing Details

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| Listing Office | Coldwell Banker Mountain Central |
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