

# \$2,425,000 - 31 Braemar Glen Road, Rural Rocky View County

MLS® #A2193480

**\$2,425,000**

6 Bedroom, 9.00 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**

MLS® #	A2193480
Price	\$2,425,000
Bedrooms	6
Bathrooms	9.00
Full Baths	3
Half Baths	6
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

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected, Cable Internet Access, High Speed Internet Available, Water Connected
Parking Spaces	10
Parking	Asphalt, Double Garage Detached, Heated Garage, Oversized, RV Access/Parking, Triple Garage Attached, Driveway, Front Drive, Paved
# of Garages	5

### Interior

Interior Features	Bar, Bookcases, 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, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Convection Oven, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Gas Water Heater, Humidifier, Microwave, Washer, Window Coverings, Built-In Refrigerator, Instant Hot Water, Water Softener
Heating	Central, In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Electric, Gas, Great Room, Mantle, Basement, Blower Fan, Recreation Room, Stone, Three-Sided
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, BBQ gas line, Dog Run, Fire Pit, Garden
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, Level, Many Trees, No Neighbours Behind, Private, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Stone
Foundation	Poured Concrete

## Additional Information

Date Listed	February 21st, 2025
Days on Market	21
Zoning	R-CRD

## Listing Details

Listing Office	Real Broker
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