

# \$2,325,000 - 31 Braemar Glen Road, Rural Rocky View County

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MLS® #A2205450

**\$2,325,000**

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

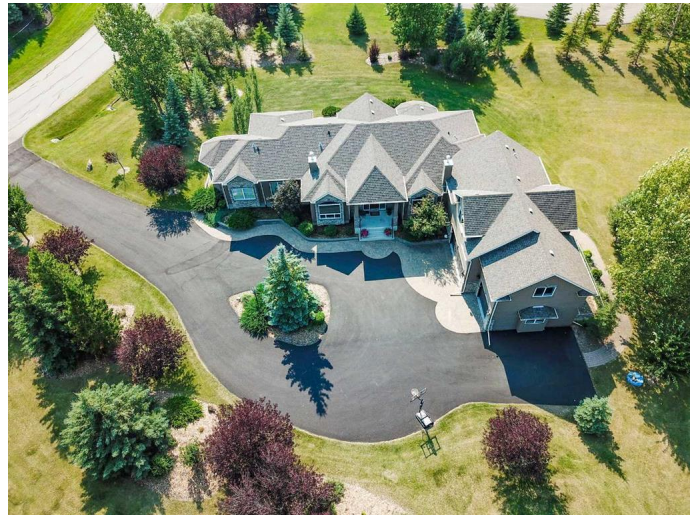
Springbank, Rural Rocky View County, Alberta

Experience luxurious country living just minutes from Calgary in this exquisite custom-built walk-out bungalow, nestled on 2 pristine acres in the exclusive Braemar Ranch Estates, adjacent to Elbow Valley in sought-after south Springbank. This rare offering delivers the perfect blend of serene privacy and urban convenience, with top-ranked public and private schools, world-class golf courses, shopping, dining, and recreation all within easy reach.

Backing onto a peaceful municipal reserve, the professionally landscaped property ensures unparalleled tranquility and sweeping views of the surrounding natural beauty. Boasting over 6,000 sqft of total living space, this meticulously renovated home features 6 spacious bedrooms, 4 with private ensuites, and 3 additional full bathrooms, creating an ideal environment for both everyday living and entertaining.

Upon entering, you'll be greeted by the grand open-concept layout accented by vaulted ceilings and floor-to-ceiling windows, flooding the home with natural light and showcasing breathtaking views of the surrounding mountains and landscape.

The chef-inspired kitchen is a standout, appointed with solid maple cabinetry, granite countertops, large central island, premium stainless steel appliances, wide-plank hardwood floors, and a spacious walk-in



pantry. Adjacent, a private office with built-in cabinetry provides an elegant space for working from home in comfort and style. The primary suite is a true sanctuary, offering private deck access and a spa-quality 6-piece ensuite complete with dual vanities, heated tile floors, freestanding soaking tub, custom-tiled walk-in shower, and solid maple walk-in closet. The 1,100 sqft addition above the garage offers a versatile bonus space-perfect for entertaining, a guest retreat, or recreation area.

Downstairs, the walk-out lower level is designed for relaxation and fun, complete with a custom bar, with granite countertops and stone accents, a separate wine room, and a powered drop-down movie screen, projector, and surround sound system for a cinematic experience. Three generously sized bedrooms, all with ensuites and walk-in closets, as well as a pool table area, large storage rooms, and in-floor heating, make this level as functional as it is inviting.

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 with plenty of room for all your toys 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	\$2,325,000
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, Front Drive, RV Access/Parking, Triple Garage Attached, Asphalt, Driveway, Garage Door Opener
# 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, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer, Water Softener, Window Coverings, Bar Fridge, Convection Oven, Garburator, Gas Water Heater, Humidifier, Instant Hot Water
Heating	Central, In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3

Fireplaces	Electric, Family Room, Gas, Basement, Great Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

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

## Additional Information

Date Listed	March 28th, 2025
Days on Market	76
Zoning	R-CRD

## Listing Details

Listing Office	Coldwell Banker Mountain Central
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