

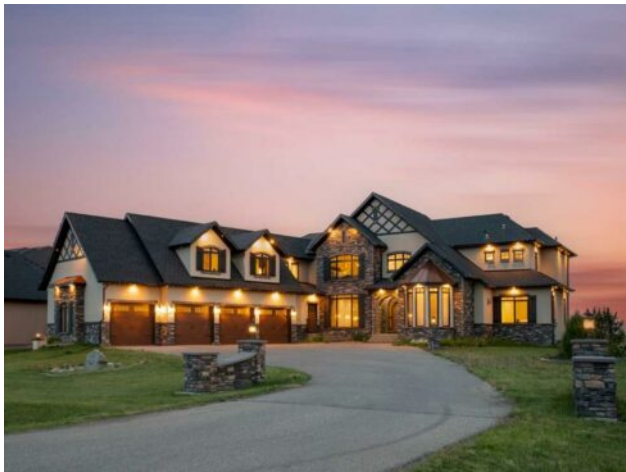


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**11 Abbey Road
Conrich, Alberta**

MLS # A2224362



\$2,095,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	5,761 sq.ft.	Age:	2013 (12 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Quad or More Attached		
Lot Size:	0.75 Acre		
Lot Feat:	Few Trees, Front Yard, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None, Unfinished	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Recessed Lighting, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: N/A

Welcome to this extraordinary custom-built estate in the heart of Cambridge Park, Conrich. Set on a peaceful 3/4 acre lot backing directly onto open farmland, this residence offers nearly 5,761 sq.ft. of meticulously designed living space above grade, along with a 2,691 sq.ft. unfinished basement ready to be developed to suit your needs—whether for a gym, extended entertainment area, or more. The exterior makes a bold and elegant impression with detailed stonework, refined architectural lines, and a curated copper roof feature that adds a distinctive touch of character and sophistication. A grand arched custom front door welcomes you into a home defined by luxury, space, and craftsmanship. Step inside the main foyer finished in elegant tile, which leads into the rest of the main floor featuring rich wide-plank hardwood flooring, custom millwork, and beautifully coffered ceilings. The main living area stuns with a hand-finished clay ceiling and a custom concrete fireplace, combining modern design with warm natural textures. Oversized windows frame sweeping views of the open prairie landscape and flood the space with natural light. The chef's kitchen is a standout, showcasing granite countertops, full-height cabinetry, premium appliances, and a striking custom steel hood fan. A full spice kitchen offers additional prep space, perfect for entertaining or everyday convenience. Designer light fixtures are featured throughout the home, including iron chandeliers, sculptural sconces, and pendant lighting that tie each room together with elegance. A main floor bedroom provides ideal flexibility for guests, aging family members, or home office use. Upstairs, you'll find four spacious bedrooms along with a dedicated theatre and recreation room, accessible both from the upper hallway and a private stairwell off the mudroom. The mudroom includes

custom built-ins, durable tiled floors, and its own exterior entrance for added functionality. Enjoy central air conditioning for year-round comfort, ensuring the home stays cool through the summer months. Step into the beautifully landscaped backyard featuring a custom stone patio and built-in firepit, the perfect place to relax and entertain while enjoying unobstructed views and privacy. With plenty of space to create your dream outdoor oasis, this lot offers peace, flexibility, and a rare connection to nature—all just minutes from Calgary. Every detail of this home—from the concrete fireplace and copper roof accents to the designer lighting and thoughtful layout—has been curated to deliver a truly elevated living experience. With room to grow, unmatched craftsmanship, and space to make it your own, this is a rare opportunity in the desirable community of Cambridge Park.