



1835 Braemar Place SW
Calgary, Alberta

MLS # A2285652



\$1,700,000

Division:	Braeside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,945 sq.ft.	Age:	2026 (0 yrs old)
Beds:	6	Baths:	5
Garage:	Heated Garage, In Garage Electric Vehicle Charging Station(s), Oversized, Tr		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Gentle Sloping, Landscaped, Rectangular Lot, Underground Sprin		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)		
Inclusions:	N/A		

Stunning custom-built luxury two storey walk-up home in popular Braeside. Exceptional craftsmanship, thoughtful design, and impressive attention to detail throughout! Featuring a total of 6 bedrooms, 4 of which are above grade including a convenient main floor bedroom with a full bathroom – perfect for those with mobility challenges, or to use as an office. Wide plank European oak engineered hardwood, smooth ceilings, ’ doors, white oak railings and posts, and extensive custom LED lighting setting the tone. The open-concept main level is anchored by a chef-inspired kitchen featuring a massive white oak quartz island with a wine fridge, side-by-side refrigerator/freezer, gas cooktop, wall oven, microwave, abundant pot drawers, and a spacious walk-in pantry with custom built-ins. The adjoining dining area offers an ideal space for entertaining, while the sunny south-facing family room is a great spot to relax and unwind in front of the Napoleon linear gas fireplace. Upstairs, the vaulted primary retreat boasts large south-facing windows and a spa-inspired ensuite with a dual-sink floating vanity with LED lighting, luxurious towel warmer, freestanding tub, oversized custom shower, and private water closet, along with a stunning custom walk-in closet with LED lit island. Two additional oversized bedrooms each include their own 3-piece ensuites and walk-in closets, complemented by a convenient upper laundry room with quartz counter and sink. The fully developed walk-up basement is filled with natural light from oversized ’x6’ windows and features LVP flooring, in-floor heating on two zones, two additional bedrooms, a 4-piece bath, custom bar with designer lighting, and excellent storage space. Extensive upgrades during construction and additional highlights include Lux triple-pane windows, zoned heating, central A/C, on-demand hot

water, 200 amp service, and built-ins in every closet. The fully finished, heated and oversized 32' wide triple garage offers 8' high doors, two EV plugs, hot tub rough-in, and ample storage. Exterior details include extensive custom concrete work, a large front porch with heavy-duty wood grain metal soffit, front irrigation, low-maintenance rear yard, open under-deck storage, and camera rough-ins throughout. Choice location, walking distance to both public & separate elementary, public junior high, steps to Southland Leisure Centre and Braeside Community Centre. Minutes to shopping & restaurants at Glenmore Landing, JCC, Co-op, Costco, pathways at Glenmore Reservoir and Stoney Trail access. 10 year Alberta New Home Warranty. Braeside's original show home street has it's first new show home in 55 years! A truly exceptional home that must be seen to be appreciated! Extensive list of upgrades/extras is available. Viewings by appointment only (no open houses).