



GRASSROOTS
REALTY GROUP

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31 Braemar Glen Road
Rural Rocky View County, Alberta

MLS # A2116538



\$2,398,000

Division:	Springbank		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	4,110 sq.ft.	Age:	2001 (23 yrs old)
Beds:	6	Baths:	3 full / 6 half
Garage:	Double Garage Detached, Driveway, Heated Garage, Oversized, Paved, Triple		
Lot Size:	2.00 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, No Neighbours		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Ceramic Tile, Cork, Hardwood, Slate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	2-24-3-W5
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CRD
Foundation:	Poured Concrete	Utilities:	Cable Internet Access, Cable Connected, Electricity C

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, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Swingset, gas fire table, basketball hoop, power movie screen, 3D projector

OPEN HOUSE SATURDAY JULY 6, 2-4 This exquisite custom built home is ideal for your active family. With easy access to highly-ranked private and public schools, recreational facilities, prestigious golf courses, shopping and dining, this exceptional residence offers the best of both worlds – the peacefulness of country living, yet minutes from everything Calgary has to offer. Nestled on 2 acres of professionally landscaped grounds, this walk out bungalow offers unparalleled beauty and privacy. With 6,000 sqft of living space, this home features 6 bedrooms, four with ensuites, and 3 full bathrooms providing ample space for family and guests. The interior has undergone extensive professional renovations, enhancing every aspect of living, including the addition of 1,100 sqft of developed space above the garage, perfect for a separate guest or in-law suite. Upon entering, you'll be greeted by an open floor plan adorned with vaulted ceilings and expansive floor to ceiling windows, offering breathtaking views of the surrounding mountains and landscape. The beautifully crafted kitchen boasts new granite countertops, a large island, premium stainless-steel appliances and a solid maple pantry. Adjacent is the private front office providing an ideal setting to work comfortably from home. Retreat to the bright and spacious primary bedroom and enjoy the spa-like 6-piece ensuite with heated tile flooring, freestanding bathtub and custom tiled shower, solid maple custom walk-in closet and direct access to the deck. Entertainment is effortless in the fully equipped bar, showcasing granite countertops, stone finishing and a separate wine room. Movie nights are elevated with a powered drop-down movie screen, 3D projector, and surround sound speakers offering a cinematic experience within the comfort of your own home. The property includes a triple attached heated

garage with a polyaspartic-coated floor and Hayley heavy-duty steel cabinets. Also, there is ample space for toys or a workshop in the detached double garage. Also benefit from living in a vibrant community with no strata council or HOA fees.