



**GRASSROOTS**  
REALTY GROUP

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**31 Braemar Glen Road**  
**Rural Rocky View County, Alberta**

**MLS # A2205450**



**\$2,325,000**

<b>Division:</b>	Springbank		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	4,110 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 5 half
<b>Garage:</b>	Asphalt, Double Garage Detached, Driveway, Front Drive, Garage Door Open		
<b>Lot Size:</b>	2.00 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Garden, Level, Many Trees, No N		

<b>Heating:</b>	Central, In Floor, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Ceramic Tile, Cork, Hardwood, Slate	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	2-24-3-W5
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CRD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound		
<b>Inclusions:</b>	Swingset, basketball hoop, power movie screen, projector, Hayley garage cabinets		

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!