

# \$2,375,000 - 31 Braemar Glen Road, Rural Rocky View County

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MLS® #A2205450

**\$2,375,000**

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

Springbank, Rural Rocky View County, Alberta

This exquisite custom built walk-out bungalow, set on 2 pristine acres in the exclusive Braemar Ranch Estates, neighbouring Elbow Valley in south Springbank, offers a rare combination of luxurious country living and unparalleled access to urban amenities. Located just minutes from Calgary, this residence provides easy access to top-ranked private and public schools, recreational facilities, prestigious golf courses, shopping, and dining. Positioned next to a municipal reserve, the home enjoys unmatched privacy and scenic views on beautifully landscaped grounds. Spanning 6,000 sqft of total living space, the residence features 6 spacious bedrooms, 4 with ensuites, and 3 full bathrooms, offering abundant room for family and guests. Extensive professional renovations throughout have elevated this property, including the addition of 1,100 sqft above the garage, perfect for a private retreat or entertaining. Upon entering, you'll be greeted by an open floor plan highlighted by vaulted ceilings and expansive floor-to-ceiling windows, showcasing breathtaking views of the surrounding mountains and landscape. The kitchen is a chef's dream with solid maple cabinetry, new granite countertops, a large island, premium stainless-steel appliances, wide plank hardwood floors, and a walk-in pantry. Adjacent to the kitchen is a private front office with built-in cabinets, ideal for



working from home in comfort and style. The spacious primary bedroom offers a luxurious retreat, complete with a spa-like 6-piece ensuite featuring heated tile flooring, freestanding bathtub, custom-tiled shower, and solid maple walk-in closet. Direct access to the deck adds to the bedroom's appeal. Entertainment is effortless in the fully equipped bar with granite countertops, stone finishing, and a separate wine room for hosting guests in style. Movie nights become a cinematic experience with a powered drop-down movie screen, projector, and surround sound system. 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 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          | \$2,375,000 |
| 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    | Acreage with Residence, Bungalow |
| 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, Garage Door Opener, RV Access/Parking, Asphalt, Driveway, Triple Garage Attached |
| # of Garages   | 5                                                                                                                     |

### Interior

|                   |                                                                                                                                                                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Crown Molding, Soaking Tub, Wet Bar, Wired for Sound          |
| Appliances        | Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Gas Water Heater, Humidifier, Microwave, Refrigerator, Washer, Water Softener, Window Coverings, Built-In Refrigerator, Convection Oven, Garburator, 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, Great Room, Basement                                                                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                                                                                                                           |
| Basement          | Finished, Full, Walk-Out                                                                                                                                                                                                                                                      |

### Exterior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Fire Pit, Private Yard, Storage, Dog Run, Garden                                                   |
| Lot Description   | Back Yard, Level, Many Trees, No Neighbours Behind, Private, Rectangular Lot, Treed, Backs on to Park/Green Space, Garden |
| Roof              | Asphalt Shingle                                                                                                           |

|              |                           |
|--------------|---------------------------|
| Construction | Stone, Stucco, Wood Frame |
| Foundation   | Poured Concrete           |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 33               |
| Zoning         | R-CRD            |

**Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Coldwell Banker Mountain Central |
|----------------|----------------------------------|

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