

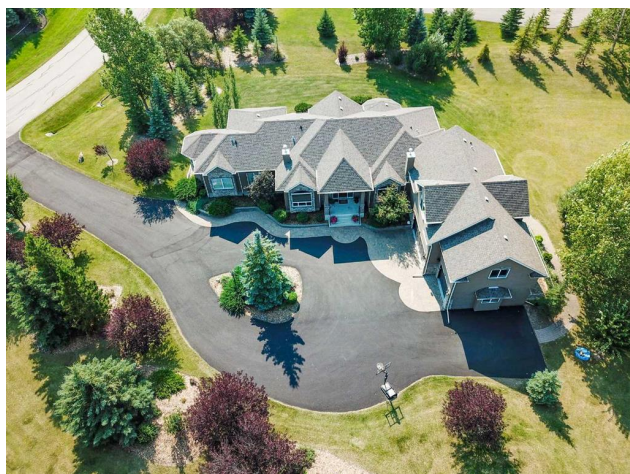


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**31 BRAEMAR GLEN Road, Rural Rocky View County T3Z 3C9**

MLS® #: **A2155041** Area: **Springbank** Listing Date: **08/25/24** List Price: **\$2,398,500**  
Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Rural Rocky View County**  
Year Built: **2001**  
Lot Information  
Lot Sz Ar: **87,120 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **4,110**  
Low Sqft:  
Ttl Sqft: **4,110**

DOM

**24**  
Layout  
Beds: **6 (3 3 )**  
Baths: **6.0 (3 6)**  
Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **10**  
Garage Sz: **5**

Access:  
Lot Feat: **Back Yard,Backs on to Park/Green Space,Front Yard,Lawn,No Neighbours Behind,Landscaped,Level,Treed**  
Park Feat: **Double Garage Detached,Driveway,Front Drive,Heated Garage,Oversized,Paved,RV Access/Parking,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **In Floor,Fireplace(s),Forced Air,Natural Gas**  
Sewer: **Septic Field,Septic Tank**  
Ext Feat: **Balcony,BBQ gas line,Dog Run,Fire Pit**

Construction: **Stone,Stucco,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Cork,Hardwood,Slate**  
Water Source: **Co-operative**  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Built-In Refrigerator,Central Air Conditioner,Convection Oven,Dishwasher,Garage Control(s),Garburator,Gas Cooktop,Gas Water Heater,Humidifier,Instant Hot Water,Microwave,Oven-Built-In,Water Softener,Window Coverings**  
Int Feat: **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**  
Utilities: **Cable Internet Access,Cable Connected,Electricity Connected,Natural Gas Connected,High Speed Internet Available,Phone Connected,Water Connected**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`11" x 15`5"	Kitchen	Main	17`0" x 15`0"
Breakfast Nook	Main	11`2" x 9`1"	Dining Room	Main	19`2" x 13`2"

<b>Bedroom - Primary</b>	Main	20`11" x 12`7"	<b>Walk-In Closet</b>	Main	7`7" x 10`8"
<b>6pc Ensuite bath</b>	Main	18`4" x 11`0"	<b>Bedroom</b>	Main	11`4" x 10`6"
<b>2pc Bathroom</b>	Main	4`8" x 5`1"	<b>4pc Bathroom</b>	Main	7`9" x 4`11"
<b>Office</b>	Main	10`11" x 10`3"	<b>Laundry</b>	Main	14`11" x 7`4"
<b>Bedroom</b>	Upper	12`1" x 14`5"	<b>Walk-In Closet</b>	Upper	6`5" x 16`0"
<b>4pc Bathroom</b>	Upper	9`11" x 11`3"	<b>Bonus Room</b>	Upper	18`6" x 13`7"
<b>Game Room</b>	Upper	11`11" x 14`6"	<b>Family Room</b>	Lower	17`1" x 11`3"
<b>Game Room</b>	Lower	14`2" x 11`5"	<b>Wine Cellar</b>	Lower	9`3" x 10`4"
<b>Wine Cellar</b>	Lower	5`0" x 10`0"	<b>Bedroom</b>	Lower	11`4" x 11`1"
<b>Walk-In Closet</b>	Lower	5`2" x 4`8"	<b>2pc Ensuite bath</b>	Lower	4`7" x 5`7"
<b>2pc Bathroom</b>	Lower	8`1" x 4`11"	<b>Bedroom</b>	Lower	11`4" x 11`5"
<b>Walk-In Closet</b>	Lower	5`2" x 4`1"	<b>2pc Ensuite bath</b>	Lower	4`2" x 5`7"
<b>2pc Bathroom</b>	Lower	4`7" x 5`10"	<b>Bedroom</b>	Lower	17`2" x 11`3"
<b>Walk-In Closet</b>	Lower	6`0" x 4`7"	<b>2pc Ensuite bath</b>	Lower	

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **0011678**

Zoning: **R-CRD**

Remarks

Pub Rmks: **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. Located next to a municipal reserve, this walk out bungalow offers unparalleled beauty and privacy with over 100 trees on 2 acres of professionally landscaped grounds. 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. The extended circular driveway also provides space for several guests as well as RV and boat parking. Book your appointment today to view this beautiful home in a prime Springbank location.**

Inclusions: **Swingset, gas fire table, basketball hoop, power movie screen, 3D projector**  
 Property Listed By: **Real Broker**

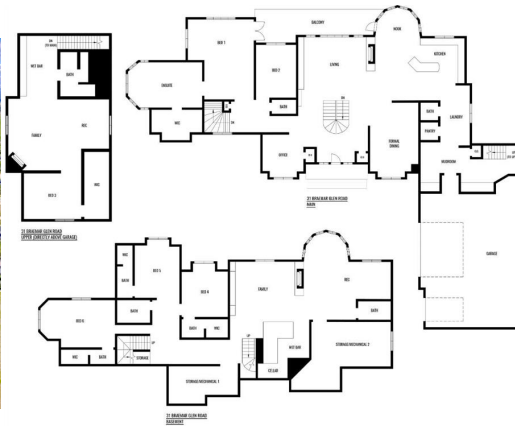
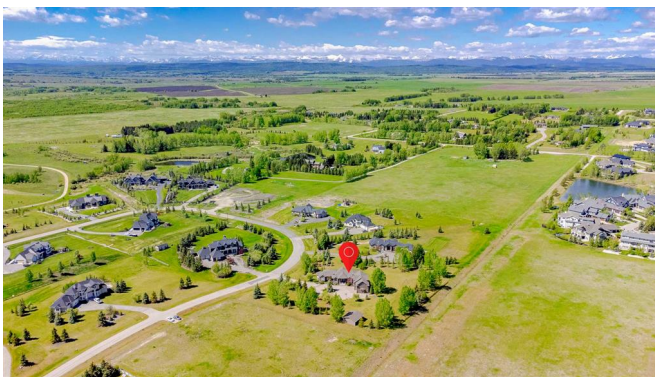
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











FLOORPLAN IS INTENDED FOR MARKETING PURPOSES ONLY AND IS NOT SUITABLE FOR ARCHITECTURAL, CONSTRUCTION, OR IN OTHER WORKS. ALL PLANS, DIMENSIONS ARE APPROXIMATE AND ARE NOT GUARANTEED TO BE ACCURATE.



FLOORPLAN IS INTENDED FOR MARKETING PURPOSES ONLY AND IS NOT SUITABLE FOR ARCHITECTURAL, CONSTRUCTION, OR IN OTHER WORKS. ALL PLANS, DIMENSIONS ARE APPROXIMATE AND ARE NOT GUARANTEED TO BE ACCURATE.