

\$1,999,000 - 78 Braemar Street, Rural Rocky View County

MLS® #A2257693

\$1,999,000

5 Bedroom, 4.00 Bathroom, 2,864 sqft
Residential on 2.00 Acres

Springbank, Rural Rocky View County, Alberta

Set on two pristine acres, this beautifully updated family home combines timeless craftsmanship with modern conveniences—and the rare bonus of a brand-new shop and carriage house. With over 2,864 sq ft of living space, five bedrooms, three and a half bathrooms, and countless thoughtful upgrades, this property is designed for both everyday living and exceptional entertaining. At the heart of the home is a bright, inviting kitchen with granite countertops, a central island with display cabinetry, and striking two-tone cabinets that add timeless character. Large windows above the sink frame picturesque views of the surrounding landscape, while stainless steel appliances and ample storage make the space as functional as it is beautiful. Just off the kitchen, a charming built-in breakfast nook provides the perfect spot for casual meals, morning coffee, or simply enjoying the view.

The main floor welcomes you with rich hardwood flooring, updated entertainment spaces, and expansive front and rear porches. The heart of the home features warm, open gathering areas, perfectly balanced with private retreats. Upstairs, you'll find three spacious bedrooms including the primary suite, with newer carpet, fresh paint, and updated light fixtures. The lower level was designed with entertaining in mind. Renovated in 2010, it boasts a full entertainment room



and bathroom finished with elegant travertine tile, in-floor heating, and plenty of flexible space for family living. A nanny suite and fitness/storage area, added in 2019, provide even more versatility.

Recent upgrades include a new hot water tank (2018), new roof and siding (within the last 5 years), Gemstone exterior lighting, and central A/C to keep the upper floors cool and comfortable.

Shop & Carriage House (2023)

The newly built shop offers in-floor heating, making it the perfect year-round workspace. Above, the carriage house impresses with a vaulted ceiling, brand-new appliances and rough-in for A/C—ideal as a guest suite, studio, or rental opportunity. With its own private entrance and stylish finishes, it's a standout addition to the property.

With two acres of manicured land, this property balances the tranquility of country living with the convenience of easy access to the city. You're just 15 minutes from major Calgary shopping destinations like Aspen Landing and Westhills, and 15 minutes in the other direction to the charming town of Bragg Creek. Golfers will love having both Elbow Springs and Glencoe Golf Courses only minutes away. Add in a fenced yard (installed within the last 5 years), Hardy board siding, and durable updates, and you have a home that's both low-maintenance and lifestyle-rich.

The Bottom Line, this isn't just a home—it's a complete lifestyle property. With a spacious family residence, a newly built shop and carriage house, and a long list of updates, it offers the perfect blend of comfort, function, and opportunity.

Built in 1990

Essential Information

MLS® #	A2257693
Price	\$1,999,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,864
Acres	2.00
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	78 Braemar Street
Subdivision	Springbank
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 2T2

Amenities

Parking Spaces	8
Parking	Double Garage Attached, Heated Garage, Oversized, Concrete Driveway, Insulated
# of Garages	4

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Recessed Lighting, Storage, Walk-In Closet(s), Bar, Bookcases
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas, Boiler
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2

Fireplaces	Gas, Living Room, Wood Burning, Basement, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Treed, Level
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 17th, 2025
Days on Market	27
Zoning	R-CRD

Listing Details

Listing Office	eXp Realty
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