

# FEATURE SHEET

## 32 BRAEMAR GLEN ROAD BRAEMAR RANCH ESTATES

### OVERVIEW

- 2004 Grandscape Homes built 2-storey, 6 bedroom walk-out home on an exquisite SW backing lot with mountain and sunset views
- 100+ trees on picturesque 2.02 acres
- Heated, oversized quad garage (23'x26' and 34'5" x23'2") with Granite Grip floors (2024), exceptional storage, 220V EV charging outlet and room for multiple car lifts
- Outdoor RV parking with 30 amp charging outlet
- Custom window coverings throughout
- Solid core doors throughout
- Site finished oak hardwood flooring (refreshed 2024)
- Built-in audio system
- Boiler system, 2 hot water tanks (2018/2014), 2 air conditioning units and water softener
- 2 forced air furnaces plus 1 garage furnace (new motors 2024)
- Central vacuum with attachments
- Security system hardware with exterior cameras
- Minutes away from new ring road extension (Stoney Trail) for exceptional access to shopping and amenities
- Several private and public golf courses nearby (Glencoe, River Spirit, Elbow Springs, Pinebrook)
- School bus stop at the end of the road (designated schools - Springbank)

### UPDATES

- Eavestroughs and downspouts replaced on rear of home (2019)
- Door hardware (2019)
- Updated powder room on main (2014)
- Maintenance free rear deck (2019/23)
- HRV Unit (2016)
- Fresh paint on lower and upper levels and foyer, master and den on main (2024)
- Wood soffit on lower patio (2019/23)

### OUTDOOR FEATURES

- Expansive rear deck featuring covered portion with infrared heater, retractable wind screens and uncovered sunny portion with outdoor wood fireplace
- Gated dog run
- 300sqft storage shed on concrete slab (2019) with solar panels, featuring 7' wide door for riding mower, recreation vehicle or garden tools
- Hawk perch
- Conversation area with custom wood burning fire bowl

### MAIN FLOOR (2,279 sqft RMS)

- Elegant transitional styling
- Expansive primary bedroom retreat with fireplace, access to rear deck, large walk-in closet and 5 piece spa-inspired ensuite featuring steam shower, dual vanities, tub and water closet
- Spacious entertaining kitchen with barrel vault ceiling detail, premium appliances including SubZero fridge/freezer, Wolf professional 6 burner plus griddle gas range with dual ovens, Bosch dishwasher, 2 kitchen sinks, 2 garburators and expansive pantry
- Large island with granite countertop
- Dedicated dining room with adjacent butler's pantry with beverage fridge
- Open concept great room with 20' vaulted ceilings overlooking the serene SW yard with mountain views, featuring a focal wood burning fireplace with ceramic log burner and travertine full height surround
- Phantom screens off primary bedroom and great room
- Large den with dual French doors and fireplace
- Elegant powder room
- Mudroom/laundry room combo with built-in lockers, sink and cabinetry

### UPPER FLOOR (1,144 sqft RMS)

- Extensive millwork and wainscoting throughout stairwell
- Bedroom 2 with walk-in closet and personal 3 piece ensuite
- Bedrooms 3 and 4 with walk-in closets and shared "Jack and Jill" 5 piece bath
- Lofted hallway for additional sunlight overlooks the great room

### WALKOUT LEVEL (1,979 sqft Developed)

- In-slab heat throughout walk-out level
- Expansive family room with 9' ceilings, fireplace and walkout access to southwest facing backyard
- Mini kitchen/bar with full fridge, stove, sink and extensive cabinetry perfect for multi-generational living or extended guests
- Dedicated fitness room with mirror wall
- Secondary laundry hook-up
- Expansive bedrooms 5 and 6
- Large storage room with solid surface shelving
- Full 4 piece bathroom

While reasonable efforts have been made to verify the above information, it is not guaranteed and should be independently verified

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