Al Beatty
GRASSROOTS REALTY GROUP — GRANDE PRAIRIE

780-228-4266
al@grassrootsrealtygroup.ca

122 Braemar Street
Rural Rocky View County, Alberta

MLS # A2353627



$4,650,000

Division:	Braemar Ranch Est		
Type:	Residential/House		
Style:	2 Storey Split, Acreage with Residence		
Size:	5,695 sq.ft.	**Age:**	1988 (38 yrs old)
Beds:	5	**Baths:**	5
Garage:	Driveway, Gated, Heated Garage, Insulated, Oversized, Paved, Quad or More		
Lot Size:	2.24 Acres		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De-Sac, Envir		

Heating:	Forced Air, Natural Gas	**Water:**	Co-operative
Floors:	Hardwood, Tile, Vinyl Plank	**Sewer:**	Septic Field, Septic Tank
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Stucco	**Zoning:**	R-CRD
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Built-in Features, Chandelier, Closet Organizers, Double Vanity, French Door, Kitchen Island, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		

Inclusions: Miele Combi Steam Oven, LG Steam Closet, Zephyr Bar Fridge & Miele Dishwasher (Bar), Garage - Slat wall & accessories, Pressure washer, 1 mounted TV - family room.

Some homes are renovated. Others are completely reimagined. Set behind private gates on 2.24 acres in prestigious Braemar Ranch Estates, this extraordinary estate has been transformed into a sophisticated family retreat where luxury, recreation and unforgettable entertaining converge against an unparalleled backdrop overlooking an environmental reserve with spectacular southwest views. Offering over 9,000 sq. ft. of living space, 5 bedrooms, a spectacular indoor pool and oversized 4-car garage, the home reveals its personality from the moment you enter. From the dramatic foyer, a concealed door reveals one of the home’s most unforgettable spaces-a speakeasy-inspired lounge, bar and games room. Moody, luxurious and designed for memorable evenings, this remarkable space overlooks the indoor pool below, while above, an outrageous rooftop terrace creates an unexpected outdoor entertaining destination with incredible views. At the heart of the home, a beautifully reimagined, sleek modern kitchen with premium Miele appliances flows into the sun-filled nook and family room for effortless everyday luxury. Formal living and dining rooms bring elegance to larger gatherings, while expansive windows frame the surrounding landscape throughout. The primary retreat is suitably decadent, capturing spectacular panoramic views and featuring his-and-hers dressing rooms and an opulent ensuite. Two expansive secondary bedrooms each offer a private ensuite and walk-in closets, creating exceptional accommodations for family. Completing the upper level are a newly designed office and highly functional laundry room with premium appliances, including a steam closet-bringing thoughtful convenience to everyday living. The renovated lower level adds another dimension, with new flooring, paint and an updated bathroom. Designed for

relaxed living, there is abundant space for casual lounging, a games area, fitness and additional guest accommodations, including an expansive fifth bedroom. From here, transition directly to the indoor pool or walk out to the spacious lower patio with hot tub alcove, effortlessly connecting the home’s indoor and outdoor recreational spaces. Outside, the estate becomes a private recreational playground. Entertain across the multiple decks; gather around the fire pit, enjoy the outdoor arena and playground, or simply escape into the sprawling grounds surrounded by mature trees and nature. The extensive transformation goes well beyond aesthetics, with more than $2.6 million invested in renovations and improvements. Major 2025/26 interior work is complemented by a roof replacement, triple-pane windows, solar installation and extensive mechanical, electrical, plumbing and exterior upgrades, along with significant improvements to the pool systems and a new pool liner. Bold yet refined, private yet designed to bring people together, this is more than an exceptional residence—it is a true resort-inspired estate and a lifestyle rarely found this close to the city.

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