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# One of a kind



122 Braemar Street | Braemar Ranch Estates | Rural Rocky View County

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# The Art of Extraordinary Living

Some homes are renovated. Others are completely reimagined.

Behind private gates in prestigious Braemar Ranch Estates, an extraordinary transformation has created a one-of-a-kind family sanctuary where sophisticated design, unparalleled recreation and exceptional entertaining converge. Set on 2.24 acres overlooking a dramatic environmental reserve, this magnificent estate captures breathtaking southwest views, offering a rare sense of privacy and connection to nature.

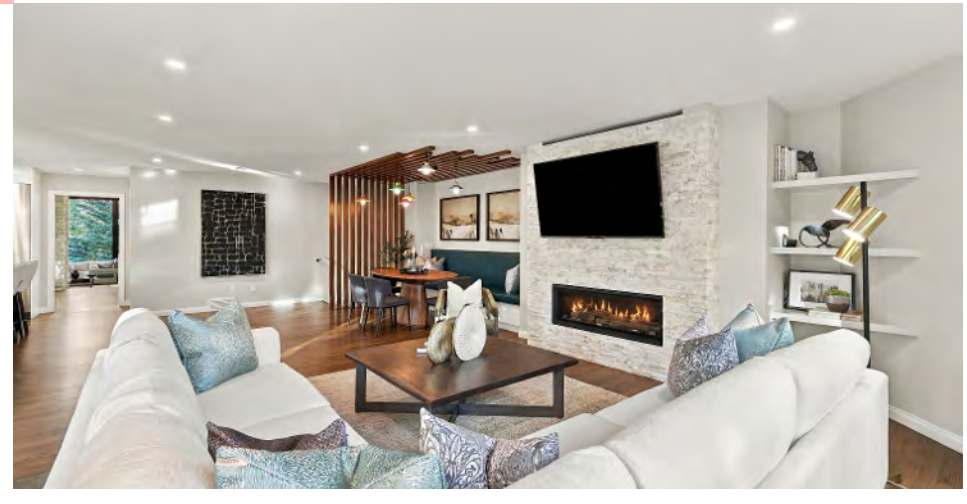
With over 9,000 sq. ft. of luxurious living space, five bedrooms, five bathrooms, a spectacular indoor pool and oversized four-car garage, every element has been thoughtfully considered for a modern family with an appreciation for the extraordinary.











# Culinary Artistry in Blue and Copper

Beautifully reimagined interiors balance dramatic entertaining spaces with effortless everyday luxury. A sleek modern kitchen featuring blue and copper accents with premium Miele appliances, opens to inviting family living areas, while elegant formal rooms provide a sophisticated setting for memorable gatherings.









# Hidden Speakeasy Lounge Overlooking Pool

A concealed doorway off the dramatic foyer reveals the home's most captivating surprise—a sumptuous speakeasy-inspired lounge, bar and games room overlooking the spectacular indoor pool, crowned by an expansive rooftop entertaining terrace. This unexpected architectural experience sets the tone for a residence designed to impress.









# A Bespoke Haven of Privacy, Panoramas, and Opulence

The decadent primary retreat, with panoramic views, dual dressing rooms and an opulent ensuite, offers an indulgent private escape.









# A Transformation Beyond Expectation

## OVER $2.6 MILLION IN RENOVATIONS & IMPROVEMENTS

An extensive, multimillion-dollar transformation has elevated this remarkable property with sophisticated contemporary interiors, premium finishes and significant investments in the home's structural envelope, mechanical infrastructure and energy efficiency.

### ARCHITECTURAL & INTERIOR TRANSFORMATION

- Extensive 2025–2026 renovations encompassing the principal living areas, kitchen, formal entertaining rooms, upper levels, bedrooms, bathrooms and signature speakeasy lounge.
- Beautifully redesigned kitchen with a premium suite of Miele appliances, including induction cooking, wall oven and combination steam oven.
- Luxurious primary retreat with dual dressing rooms and opulent ensuite, complemented by spacious secondary bedroom suites.
- Newly designed office and functional laundry room with premium LG appliances and steam closet.
- Refreshed lower level with new flooring, updated bathroom and additional spaces for recreation, fitness and guests.

### BUILDING ENVELOPE & ENERGY EFFICIENCY

- Complete roof replacement in 2023.
- Installation of a substantial 22.68 kW solar photovoltaic system with 56 panels.
- Premium triple-pane Lux windows throughout the main and upper levels.
- Significant building-envelope reconstruction, enhanced insulation, vapour barriers and air sealing.
- Removal and reinstallation of exterior stonework following envelope improvements.

### MECHANICAL, ELECTRICAL & SMART HOME UPGRADES

- New dual furnaces and dual air-conditioning systems.
- New heat recovery ventilation, steam humidification and electronic air purification systems.
- Upgraded electrical panels and extensive network infrastructure.
- Lutron smart lighting controls, automated blinds and connected gate infrastructure.
- Complete removal of Poly-B plumbing and installation of whole-home water treatment and reverse osmosis drinking water filtration.

### PRIVATE RESORT & RECREATIONAL IMPROVEMENTS

- Extensive upgrades to the indoor pool's mechanical infrastructure, including dual Viessmann boilers and reworked hydronic systems.
- New pool liner installed in 2026.
- Dramatic speakeasy lounge with premium bar appliances overlooking the indoor pool.
- Expansive rooftop terrace, two-tiered main deck and partially covered lower patio with hot tub alcove.
- Outdoor arena, firepit retreat, playground and generous partially fenced grounds.







# A Private Four-Season Recreational Haven

Beyond the interiors, a remarkable collection of outdoor amenities transforms the estate into a private recreational playground. Expansive terraces, a secluded hot tub alcove, outdoor arena, firepit gathering area, playground and sprawling grounds invite year-round enjoyment in a truly incomparable setting.

# An Extraordinary Estate. A Lifestyle Re-imagined.

A rare opportunity to experience the privacy of a country estate, the sophistication of a fully reimagined luxury residence and the recreational amenities of an exclusive private resort—all within convenient reach of Calgary's west side.

## A Private World of It's Own.

- 2.24 Acres
- Over 9,000 Sq. Ft. of Living Space
- 5 Bedrooms
- 5 Bathrooms
- Indoor Pool
- Speakeasy Lounge
- Heated 4-Car Garage

Bold yet refined, private yet designed to bring people together, this is more than an exceptional residence. It is an extraordinary lifestyle, completely reimagined.

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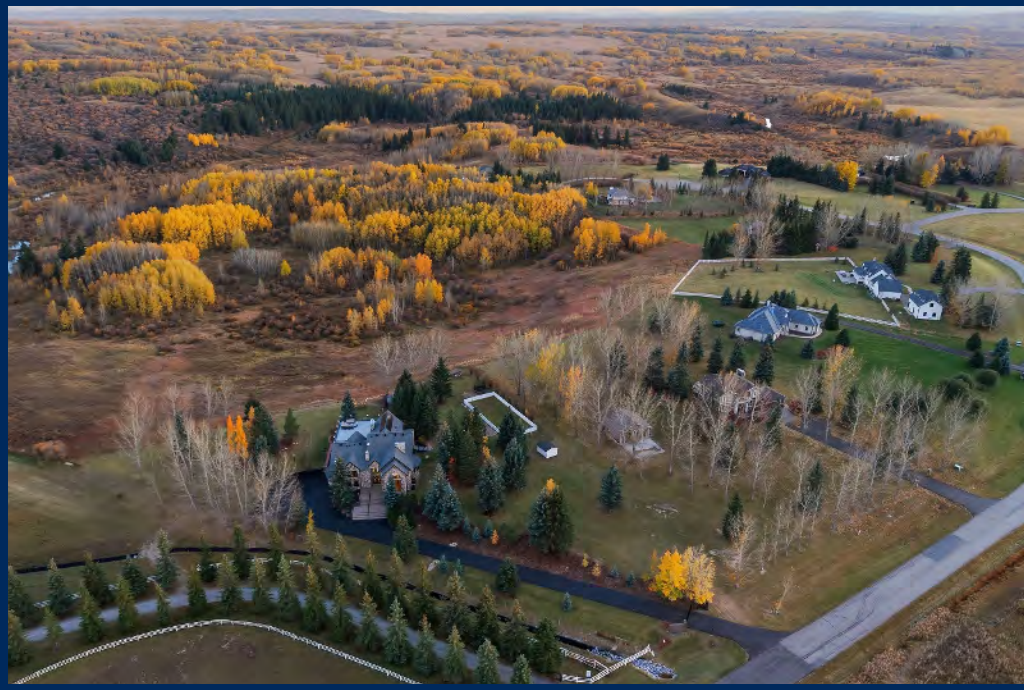

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