# \$2,095,000 - 11 Abbey Road, Conrich

MLS® #A2224362

## \$2,095,000

5 Bedroom, 5.00 Bathroom, 5,761 sqft Residential on 0.75 Acres

NONE, Conrich, Alberta

Welcome to this extraordinary custom-built estate in the heart of Cambridge Park, Conrich. Set on a peaceful 3/4 acre lot backing directly onto open farmland, this residence offers nearly 5,761 sq.ft. of meticulously designed living space above grade, along with a 2,691 sq.ft. unfinished basement ready to be developed to suit your needsâ€"whether for a gym, extended entertainment area, or more.

The exterior makes a bold and elegant impression with detailed stonework, refined architectural lines, and a curated copper roof feature that adds a distinctive touch of character and sophistication. A grand arched custom front door welcomes you into a home defined by luxury, space, and craftsmanship.

Step inside the main foyer finished in elegant tile, which leads into the rest of the main floor featuring rich wide-plank hardwood flooring, custom millwork, and beautifully coffered ceilings. The main living area stuns with a hand-finished clay ceiling and a custom concrete fireplace, combining modern design with warm natural textures. Oversized windows frame sweeping views of the open prairie landscape and flood the space with natural light.

The chef's kitchen is a standout, showcasing granite countertops, full-height cabinetry, premium appliances, and a striking custom steel hood fan. A full spice kitchen







offers additional prep space, perfect for entertaining or everyday convenience.

Designer light fixtures are featured throughout the home, including iron chandeliers, sculptural sconces, and pendant lighting that tie each room together with elegance.

A main floor bedroom provides ideal flexibility for guests, aging family members, or home office use. Upstairs, you'II find four spacious bedrooms along with a dedicated theatre and recreation room, accessible both from the upper hallway and a private stairwell off the mudroom. The mudroom includes custom built-ins, durable tiled floors, and its own exterior entrance for added functionality.

Enjoy central air conditioning for year-round comfort, ensuring the home stays cool through the summer months.

Step into the beautifully landscaped backyard featuring a custom stone patio and built-in firepit, the perfect place to relax and entertain while enjoying unobstructed views and privacy. With plenty of space to create your dream outdoor oasis, this lot offers peace, flexibility, and a rare connection to natureâ€"all just minutes from Calgary.

Every detail of this homeâ€"from the concrete fireplace and copper roof accents to the designer lighting and thoughtful layoutâ€"has been curated to deliver a truly elevated living experience. With room to grow, unmatched craftsmanship, and space to make it your own, this is a rare opportunity in the desirable community of Cambridge Park.

Built in 2013

#### **Essential Information**

MLS®#

A2224362

Price \$2,095,000

Bedrooms 5

Bathrooms 5.00

Full Baths 4

Half Baths 1

Square Footage 5,761

Acres 0.75

Year Built 2013

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

## **Community Information**

Address 11 Abbey Road

Subdivision NONE

City Conrich

County Rocky View County

Province Alberta

Postal Code T1Z 0A1

#### **Amenities**

Amenities Park, Playground

Parking Spaces 10

Parking Quad or More Attached

# of Garages 4

#### Interior

Interior Features Bar, Built-in Features, Closet Organizers, Double Vanity, Granite

Counters, High Ceilings, Kitchen Island, Pantry, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Chandelier, Tray

Ceiling(s)

Appliances Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop,

Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator,

Washer, Window Coverings, Built-In Oven, Double Oven

Heating Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 4

Fireplaces Family Room, Gas, Living Room, Den, Double Sided, Other

Has Basement Yes

Basement None, Unfinished

## **Exterior**

Exterior Features Balcony, Fire Pit, Private Yard

Lot Description Few Trees, Front Yard, No Neighbours Behind, Rectangular Lot

Roof Asphalt Shingle

Construction Brick, Stucco

Foundation Poured Concrete

### **Additional Information**

Date Listed May 31st, 2025

Days on Market 65
Zoning R-1

HOA Fees 130

HOA Fees Freq. MON

# **Listing Details**

Listing Office Real Broker

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