

# \$2,139,000 - 11 Abbey Road, Conrich

MLS® #A2224362

**\$2,139,000**

5 Bedroom, 5.00 Bathroom, 5,761 sqft

Residential on 0.75 Acres

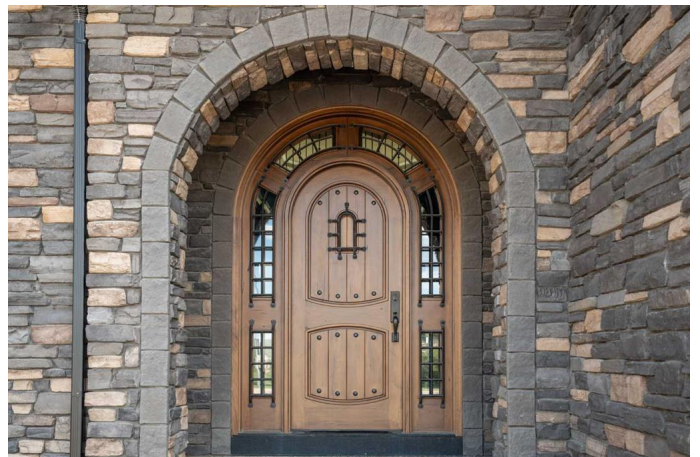
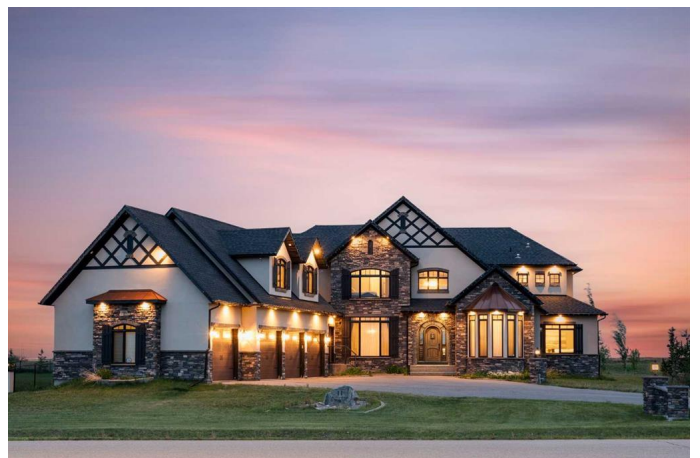
NONE, Conrich, Alberta

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 needs—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'll 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 nature—all just minutes from Calgary.

Every detail of this home—from the concrete fireplace and copper roof accents to the designer lighting and thoughtful layout—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	\$2,139,000
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, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Tray Ceiling(s)
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Double Oven, Gas Cooktop
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	40
Zoning	R-1
HOA Fees	130
HOA Fees Freq.	MON

## Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.