



**GRASSROOTS**  
REALTY GROUP

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43 Duhram Way  
Rural Rocky View County, Alberta

MLS # A2282600



**\$1,399,000**

<b>Division:</b>	Cambridge Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,785 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	See Remarks, Street Lighting, Views		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	None
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, Kitchen Island, Pantry, Separate Entrance		

**Inclusions:** N/A

Welcome to 43 Duhram Way, an extraordinary custom residence offering just under 3,800 square feet of beautifully designed living space. Featuring four bedrooms upstairs, a spacious bonus room, and a full bedroom on the main level complete with its own ensuite, this home is ideally suited for multigenerational living or accommodating guests in comfort and privacy. Perfectly positioned on a premium lot with a walking path running alongside the property, the home enjoys added openness, increased natural light, and a rare sense of separation from neighbouring houses. From the moment you step into the spacious foyer, you are welcomed by refined architectural detail and impressive scale. The main level showcases a seamless open concept layout featuring a private den or office, a generously sized bedroom, and an elegant living area designed to impress. The living room is anchored by a dramatic tray ceiling with an open to below design and a stunning floor to ceiling fireplace that extends through the vertical space, creating a breathtaking focal point and true architectural presence. The chef inspired kitchen is complemented by a fully equipped spice kitchen, offering additional prep space and functionality while maintaining a clean and refined main kitchen presentation. Expansive windows fill the home with natural light. Step outside to one of the property's most remarkable features, a sprawling double deck designed for elevated outdoor living. This expansive outdoor space offers exceptional versatility for entertaining, relaxing, and hosting on a grand scale, with the added benefit of the open pathway beside the home creating a more expansive and airy outdoor experience. Upstairs, luxury continues. The primary retreat features an elegant tray ceiling, private balcony, and spa inspired ensuite, creating a serene escape. Additional bedrooms provide

generous accommodations for family or guests, while the vaulted ceiling in the bonus room adds impressive volume and character, making it the perfect secondary lounge or media space. Open to below architectural elements enhance the sense of airiness and connection throughout the upper level. The lower level presents a blank canvas with substantial square footage and includes a separate entrance, offering excellent potential for a future legal suite or private secondary living space, subject to municipal approval. Whether designed for extended family, multigenerational living, or added income potential, this feature adds long term flexibility and value. With six bedrooms above grade, multiple living zones, dedicated office space, a spice kitchen, oversized triple garage, separate entrance, and a premium side walking path location that enhances privacy and space, this home blends luxury, positioning, and long term opportunity in a way few properties can. A rare opportunity to own a home that stands out not only for its design, but for its superior lot placement and future potential.