



**19 Duhram Way**  
**Rural Rocky View County, Alberta**

**MLS # A2326848**



**\$1,399,999**

<b>Division:</b>	Cambridge Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,754 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	9	<b>Baths:</b>	6
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	See Remarks, Street Lighting, Views		

<b>Heating:</b>	High Efficiency, ENERGY STAR Qualified Equipment, Fireplace Insert, Fireplace(s), 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, Metal Siding , Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound		
<b>Inclusions:</b>	Negotiable		

The moment you enter 19 Duhram Way, it becomes clear this residence was designed on an entirely different scale. Set behind a commanding modern exterior, this custom estate residence offers OVER 5,300 SQUARE FEET OF DEVELOPED LIVING SPACE designed for buyers who want scale, beauty, privacy, and long term flexibility without compromise. From the moment the front door opens, the experience is immediate. A SOARING 20 FOOT ENTRY creates a breathtaking sense of arrival as natural light pours through the open-to-above architecture and across carefully composed interiors finished with a level of detail rarely found at this price point. Every space within the home was designed to feel expansive yet intentional. The main level flows effortlessly between refined entertaining and everyday living, anchored by a striking chef’s kitchen. Outfitted with extensive custom cabinetry, premium appliances, an oversized statement island, and a FULLY APPOINTED SPICE KITCHEN discreetly positioned beyond the main culinary space, it was designed to accommodate everything from intimate family mornings to large-scale gatherings with ease. Oversized windows frame the living areas and draw light deep into the home, softening the scale of the architecture while creating an atmosphere that feels calm, warm, and undeniably elevated. With NINE BEDROOMS positioned across multiple private living zones, the residence offers a level of versatility that is exceptionally rare. It has the ability to accommodate MULTIGENERATIONAL LIVING, large families, executive lifestyles, long term guests, or evolving household needs without sacrificing comfort or privacy. The upper level is thoughtfully designed with TWO PRIMARY BEDROOMS, offering flexibility for extended family or shared living, along with a JACK AND JILL ENSUITE connecting secondary

bedrooms. Upstairs, the main primary suite feels entirely removed from the pace of the home below, featuring a private balcony, spa inspired ensuite, and generous dressing space that evokes the feeling of a luxury retreat. The lower level introduces something even more compelling. Fully developed with TWO SEPARATE BASEMENT SUITES (illegal; one currently being rented), the space provides independent living areas that may be suitable for extended family or guests, while also offering BUILT-IN INCOME POTENTIAL, subject to buyer use and municipal guidelines. A TRIPLE ATTACHED GARAGE, expansive outdoor spaces, and the craftsmanship associated with high-end estate construction further elevate the offering. 19 Duhram Way is a rare opportunity to acquire a residence where architectural presence, multigenerational flexibility, and investment potential exist in perfect alignment within one of the region's most sought-after luxury estate communities.