



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

44 Duhram Way
Conrich, Alberta

MLS # A2330212



\$1,649,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,935 sq.ft.	Age:	2026 (0 yrs old)
Beds:	7	Baths:	7 full / 1 half
Garage:	Driveway, Front Drive, Garage Door Opener, Insulated, Oversized, Triple Gar		
Lot Size:	0.16 Acre		
Lot Feat:	Pie Shaped Lot		

Heating: High Efficiency, Fireplace(s), Forced Air

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Composite Siding, Stone, Stucco

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: DC175

Utilities: -

Features: Built-in Features, Central Vacuum, Chandelier, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Storage, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Central Vacuum. Built-in-Microwave

RARE WALKOUT CUSTOM HOME WITH 5806 SQ FT (Including Basement) OF DEVELOPED LIVING SPACE, PANORAMIC MOUNTAIN & DOWNTOWN VIEWS, AND A PREMIUM CORNER PIE LOT. Experience luxury living in one of Cambridge Park's most distinctive custom residences. Situated on a premium corner pie lot backing onto a walking trail with no direct rear neighbours, this exceptional home captures breathtaking views of Downtown Calgary, the Rocky Mountains, surrounding ponds, and expansive green space while offering spectacular sunsets from the rear and beautiful sunrises from the front. Thoughtfully designed with one of the community's most expansive window packages, this fully upgraded custom walkout is flooded with natural light while maximizing privacy and showcasing the surrounding landscape from nearly every rear-facing room. Offering 5806 sq ft of developed living space, this home features 7 bedrooms, 7 bathrooms, central air conditioning, engineered hardwood flooring, premium finishes throughout, and a triple attached garage. The main level is designed for both grand entertaining and everyday family living, showcasing a dramatic open-to-below great room with soaring ceilings, a chef-inspired kitchen with an oversized island, a fully equipped spice kitchen, spacious dining and living areas, a large mudroom, and a main-floor bedroom complete with its own private ensuite. Upstairs, the luxurious primary retreat is accompanied by generously sized secondary bedrooms, with nearly every bedroom featuring its own walk-in closet and private ensuite, along with a spacious bonus room and convenient upper-floor laundry. The fully finished walkout basement is designed to impress, offering a dedicated theatre room, spacious recreation and games area, wet bar, additional bedrooms and bathrooms, and direct access

to the backyard—creating the perfect space for entertaining or multigenerational living. Perfectly positioned with quick access to Stoney Trail, Calgary, Chestermere, shopping, schools, and everyday amenities, this remarkable home offers an exceptional blend of luxury, privacy, craftsmanship, and convenience. Depending on the stage of construction, buyers may have the opportunity to personalize select finishes and specifications, creating a truly customized home.