$7,250,000 - 40 Eagle Ridge Place Sw, Calgary

MLS® #A2169875

$7,250,000
5 Bedroom, 7.00 Bathroom, 5,434 sqft
Residential on 0.80 Acres

Eagle Ridge, Calgary, Alberta

Welcome to the epitome of luxury living in the prestigious community of Eagle Ridge. This exceptional, high-end bungalow, situated on a sprawling double lot, offers an unparalleled level of sophistication and elegance. With meticulous attention to detail and no expense spared, this home is a true masterpiece. On your drive toward the residence nestled into the curve of the cul-de-sac you are greeted with the picturesque parklike setting. Once you step inside past the hand chiseled Walnut doors, you are greeted by a grand foyer that sets the tone for the splendor that awaits. The main rooms are nothing short of magnificent, boasting expansive dimensions and exquisite finishes. Hardwood floors with parquet detailing, ledgestone and ornate metal fireplace surrounds, floor to ceiling windows offering views of the exquisite gardens, recessed lighting, rich wood paneling, smart home operation and security to name a few. The heart of this extraordinary home is undoubtedly the kitchen, which serves as the epicenter of both functionality and style. Designed to cater to the most discerning culinary enthusiasts, it features a walk-in cooler, a gas cooktop, double ovens, and commercial-grade appliances. Whether you're hosting a grand gala or preparing an intimate meal for loved ones, this culinary haven is sure to impress. The house boasts plenty of areas in which to relax, spend some quality time together or unwind in peaceful solitude, the bright sun filled family room, the sumptuous

den with itâ€™s hotel bar (complete with brass foot rail), the theatre room with 108â€• screen or the home gym with shower and sauna. The sleeping quarters are equally impressive, with five generously proportioned bedrooms that offer the ultimate retreat. The primary bedroom is a sanctuary unto itself, complete with a sunken lounge area, a cozy fireplace, a walk-in closet, and a luxurious ensuite bathroom. Every detail has been carefully considered to create a serene and private space for relaxation and rejuvenation. Beyond the walls of this remarkable abode lies an outdoor oasis. The stunning and meticulously manicured grounds provide a picturesque backdrop for outdoor gatherings or quiet contemplation. From the enchanting garden pathways to the awe-inspiring landscaping, every element has been thoughtfully designed to enhance the natural beauty of the surroundings. Located within the exclusive community of Eagle Ridge, this home offers not only luxury but also prestige and exclusivity. Nestled amidst other distinguished residences, this property stands as a symbol of accomplishment and refined taste. With its extraordinary features, unparalleled elegance, and magnificent surroundings, this property presents a rare opportunity to acquire an exceptional residence in one of the most sought-after communities. Don't miss your chance to experience the pinnacle of luxury living.

Built in 1971

Essential Information

MLS® #	A2169875
Price	$7,250,000
Bedrooms	5
Bathrooms	7.00
Full Baths	5
Half Baths	2

Square Footage	5,434
Acres	0.80
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	40 Eagle Ridge Place Sw
Subdivision	Eagle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 2V8

Amenities

Parking Spaces	8
Parking	Garage Door Opener, Heated Garage, Aggregate, Driveway, Front Drive, Garage Faces Front, Insulated, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Soaking Tub, Storage, Tankless Hot Water, Vaulted Ceiling(s), Bar, Built-in Features, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, Recessed Lighting, Sauna, Smart Home, Sump Pump(s), Wet Bar, Wired for Sound, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, See Remarks, Washer, Window Coverings, Bar Fridge, Built-In Refrigerator, Double Oven, Gas Cooktop, Wine Refrigerator
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	5
Fireplaces	Family Room, Gas, Living Room, Bedroom, Den, Mantle, Master Bedroom, Metal, Marble
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden, Lighting, Private Yard, Built-in Barbecue, Barbecue, Courtyard
Lot Description	Cul-De-Sac, Garden, Landscaped, Lawn, Many Trees, Pie Shaped Lot, Street Lighting, Gentle Sloping, Yard Lights
Roof	Asphalt Shingle
Construction	Stucco, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	October 1st, 2024
Days on Market	212
Zoning	R-C1L

Listing Details

Listing Office	Century 21 Bamber Realty LTD.

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