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 CENTURY 21 BAMBER REALTY LTD.



40 Eagle Ridge Place SW Calgary, AB T2V 2V8

Residential
Active

A2062122



DOM: 279 **LP:** \$7,250,000.00
OP: \$7,995,000.00

PD:

Class: Detached
County: Calgary
Type: House
Levels: One
Year Built: 1971
LINC#: [0020188421](#)
Arch Style: Bungalow
Possession: Negotiable

City: Calgary
Subdivision: Eagle Ridge
Ttl Beds: 5
F/H Bth: 5/2
RMS SQFT: 5,433.80
LP/SF: \$1334.24
Suite: No

Lot Size: 0.80 Ac
Lot Depth: M'

Front Length: 30.47M 100`0"
Legal Desc: 2093HY;1;38
Legal Pln: 2093HY **Blk:** 1 **Lot:** 38 & 39 **Condo:** No

Zoning: R-C1L
Title to Lnd: Fee Simple
Disclosures: No Disclosure
Restrict: Utility Right Of Way

Tax Amt/Yr: \$25,235.00/2023
Loc Imp Amt:
Front Exp: SE

Recent Change: **04/07/2024 : DOWN : \$7,995,000->\$7,250,000**

Public Remarks: 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 it's hotel bar (complete with brass foot rail), the theatre room with 108" 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.

Directions:

Rooms & Measurements

| | | | | | | | | | | |
|------------------|-----------|-----------|-----------|-----------|-----------|--------------------|--------------------------|-------------|----------|-------------|
| Baths: | 2P | 3P | 4P | 5P | 6P | Bed Abv: 4 | Main: 504.81 | Mtr2 | 5,433.80 | SqFt |
| EnSt Bth: | 2 | 2 | 0 | 0 | 0 | Rms Abv: 11 | Blw Grade: 159.88 | Mtr2 | 1,720.93 | SqFt |
| | 0 | 0 | 2 | 1 | 0 | | Total AG: 504.81 | Mtr2 | 5,433.80 | SqFt |

Garage Dims (L x W): 24`6" x 32`10"

Property Information

Basement: Finished, Full
Heating: In Floor, Forced Air
Construction: Stone, Stucco

Foundation: Poured Concrete
Exterior Feat: Barbecue, Built-in Barbecue, Courtyard, Fire Pit, Garden, Lighting, Private Yard

Roof Type: Asphalt Shingle
Reports: Floor Plans
Parking: Aggregate, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Triple Garage Attached **Total:** 8

Features: Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Recessed Lighting, Sauna, Smart Home, Soaking

Lndry Feat: Laundry Room, Main Level, Sink
Cooling: Central Air
Fireplaces: 5/Bedroom, Den, Family Room, Gas, Living Room, Mantle, Marble, Primary Bedroom, Metal
Flooring: Cork, Hardwood, Parquet, Tile
Fencing: Fenced
Balcony: Front Porch, Patio, Rear Porch, Terrace

Tub, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Comm Feature: Park, Playground, Shopping Nearby, Street Lights, Walking/Bike Paths
Lot Features: Cul-De-Sac, Lawn, Garden, Gentle Sloping, Landscaped, Many Trees, Street Lighting, Yard Lights, Pie Shaped Lot
Goods Include: Contact agent for full list of inclusions
Appliances: Bar Fridge, Built-In Refrigerator, Dishwasher, Double Oven, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, See Remarks, Washer, Window Coverings, Wine Refrigerator
Other Equip: Central Vacuum/Attachments, Garage Door Opener, Home Theater, List Available, Sump Pump, Water - Filtration
Goods Exclude: N/A

Rooms Information

| <u>Type</u> | <u>Level</u> | <u>Dimensions</u> | | <u>Type</u> | <u>Level</u> | <u>Dimensions</u> | |
|------------------|--------------|-------------------|---------------|------------------------|--------------|-------------------|---------------|
| Media | Lower | 23` 5" x 15` 7" | 7.14M x 4.75M | Frn/Util | Lower | 19` 3" x 19` 8" | 5.87M x 6.00M |
| Storage | Lower | 5` 7" x 8` 8" | 1.70M x 2.64M | Exercise | Lower | 27` 8" x 13` 9" | 8.43M x 4.19M |
| Bedrm | Lower | 11` 8" x 19` 3" | 3.56M x 5.87M | 4pc Ensuite bath | Lower | 7` 6" x 4` 11" | 2.29M x 1.50M |
| 3pc Bathroom | Lower | 7` 10" x 12` 0" | 2.39M x 3.66M | Walk-In Closet | Main | 18` 10" x 9` 5" | 5.74M x 2.87M |
| Family | Main | 23` 10" x 20` 8" | 7.26M x 6.30M | Primary Bed | Main | 23` 9" x 17` 0" | 7.24M x 5.18M |
| Office | Main | 20` 2" x 14` 6" | 6.15M x 4.42M | Den | Main | 27` 8" x 16` 4" | 8.43M x 4.98M |
| Laundry | Main | 8` 11" x 8` 3" | 2.72M x 2.51M | Kitchen w/ Eating Area | Main | 21` 3" x 21` 7" | 6.48M x 6.58M |
| Living | Main | 28` 6" x 19` 3" | 8.69M x 5.87M | Foyer | Main | 6` 0" x 9` 9" | 1.83M x 2.97M |
| Dining | Main | 14` 3" x 19` 7" | 4.34M x 5.97M | Bedrm | Main | 11` 8" x 16` 9" | 3.56M x 5.11M |
| Bedrm | Main | 13` 9" x 23` 0" | 4.19M x 7.01M | Bedrm | Main | 11` 11" x 15` 5" | 3.63M x 4.70M |
| 5pc Ensuite bath | Main | 14` 4" x 9` 4" | 4.37M x 2.84M | 4pc Ensuite bath | Main | 8` 8" x 5` 3" | 2.64M x 1.60M |
| 3pc Bathroom | Main | 8` 8" x 9` 10" | 2.64M x 3.00M | 2pc Bathroom | Main | 5` 3" x 9` 0" | 1.60M x 2.74M |
| 2pc Bathroom | Main | 5` 5" x 5` 3" | 1.65M x 1.60M | | | | |

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