



THE
A-TEAM

**RE/MAX
FIRST**

135 EAGLE RIDGE Drive, Calgary T2V 2V6

MLS® #: **A2015390**

Area: **Eagle Ridge**

Listing Date: **01/23/23**

List Price: **\$3,149,900**

Status: **Active**

County: **Calgary**

Change: **-\$99k, 26-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2000**
Lot Information
Lot Sz Ar: **19,859 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **4,590**
Low Sqft:
Ttl Sqft: **4,590**

DOM

466
Layout
Beds: **4 (3 1)**
Baths: **4.5 (4 1)**
Style: **Bungalow**

Parking

Ttl Park: **7**
Garage Sz: **3**

Access:

Lot Feat: **Back Yard**
Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Stucco, Wood Frame**
Flooring: **Carpet, Ceramic Tile, Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge, Dishwasher, Double Oven, Dryer, Freezer, Oven, Refrigerator, See Remarks, Washer, Window Coverings**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 8`10"
6pc Ensuite bath	Main	14`6" x 19`8"
Bedroom	Main	14`1" x 12`0"
Family Room	Main	17`7" x 23`6"
Laundry	Main	7`6" x 15`5"
Porch - Enclosed	Main	23`9" x 17`2"
Sunroom/Solarium	Main	33`8" x 23`4"

Room	Level	Dimensions
4pc Bathroom	Main	13`0" x 7`10"
Bedroom	Main	17`1" x 15`3"
Dining Room	Main	14`6" x 17`2"
Kitchen	Main	24`0" x 31`9"
Living Room	Main	23`10" x 27`3"
Bedroom - Primary	Main	17`0" x 16`11"
3pc Bathroom	Basement	12`10" x 10`10"

4pc Ensuite bath
Bedroom
Office
Storage
Mud Room
Wine Cellar

Basement
Basement
Basement
Basement
Basement
Basement

5`4" x 8`2"
16`1" x 11`10"
25`1" x 22`2"
4`8" x 6`3"
13`0" x 10`1"
9`5" x 23`1"

Other
Living Room
Game Room
Storage
Mud Room

Basement
Basement
Basement
Basement
Basement

5`8" x 12`1"
12`8" x 12`1"
35`1" x 40`10"
17`1" x 21`5"
16`4" x 22`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

3566IA

Zoning:
R-C1L

Remarks

Pub Rmks:

PRICE REDUCTION. OPEN HOUSE - SUNDAY APRIL 28th - 2:00-4:00PM. Check out the virtual tour by clicking on the link icon above! Stunning bungalow offering over 8300 sq ft of living space together with triple garage in the exclusive SW community of Eagle Ridge, steps away from Glenmore Reservoir. Upon entering this home, you will be struck by the sheer size, the quality of build, the fixtures and fittings and the obvious attention to detail that both the Architect and Builder clearly demonstrated. The open concept layout allows you to move seamlessly between the living room, dining room, family room and kitchen - making it a great home for entertaining. The kitchen boasts endless counter space and state of the art appliances including a sub-zero fridge and freezer. However, the focal point of this home is its impressive atrium with just under 800 square feet of space, soaring elevation, custom walls and 12 skylights just overlooking the patio. The atrium is bathed in natural sunlight and will likely become your favourite place to be. Your own personal elevator can take you to the basement or the garage. In the basement there is no shortage of unique features. The centre of attention is the huge recreation room with a wet bar and fireplace. A few steps away is a magnificent wine cellar that can hold over 2,000 bottles of wine and looks like it should be in a French vineyard. There is also an L shaped office, walk in pantry, sauna plus numerous storage areas. A separate suite with a lounge, ensuite and bedroom allows for different options. The impressive yard together with the architecture of the front of the house combine to create an area where in Summer, you will feel you are in Tuscany (and not Calgary's version). Your new home is steps away from Rockyview General Hospital, Heritage Park, and the 16 km paved pathway around Glenmore Reservoir, with connections to the Elbow River Pathway. You will be within walking distance of a quiet playground plus elementary and secondary schools. Well placed within Calgary for anywhere you might want to go. Come and see for yourself what this beautiful house has to offer.

Inclusions:
Property Listed By:

N/A
RE/MAX REALTY PROFESSIONALS

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











