



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**40 EAGLE RIDGE Place, Calgary T2V 2V8**

MLS®#: **A2062122**

Area: **Eagle Ridge**

Listing Date: **07/04/23**

List Price: **\$7,250,000**

Status: **Active**

County: **Calgary**

Change: **-\$745k, 07-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1971**  
Lot Information  
Lot Sz Ar: **34,848 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **5,433**  
Low Sqft:  
Ttl Sqft: **5,433**

DOM

**320**  
Layout  
Beds: **5 (4 1 )**  
Baths: **6.0 (5 2)**  
Style: **Bungalow**

Parking

Ttl Park: **8**  
Garage Sz: **3**

Access:

Lot Feat: **Cul-De-Sac,Lawn,Garden,Gentle Sloping,Landscaped,Many Trees,Street Lighting,Yard Lights,Pie Shaped Lot**  
Park Feat: **Aggregate,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Heated Garage,Insulated,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **In Floor,Forced Air**  
Sewer:  
Ext Feat: **Barbecue,Built-in Barbecue,Courtyard,Fire Pit,Garden,Lighting,Private Yard**

Construction: **Stone,Stucco**  
Flooring: **Cork,Hardwood,Parquet,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Refrigerator,Dishwasher,Double Oven,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,See Remarks,Washer,Window Coverings,Wine Refrigerator**

Int Feat: **Bar,Breakfast Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Chandelier,Closet Organizers,Crown Molding,Double Vanity,Granite Counters,High Ceilings,Jettied Tub,Kitchen Island,Pantry,Recessed Lighting,Sauna,Smart Home,Soaking Tub,Storage,Sump Pump(s),Tankless Hot Water,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Media Room	Lower	23`5" x 15`7"	Furnace/Utility Room	Lower	19`3" x 19`8"
Storage	Lower	5`7" x 8`8"	Exercise Room	Lower	27`8" x 13`9"
Bedroom	Lower	11`8" x 19`3"	4pc Ensuite bath	Lower	7`6" x 4`11"
3pc Bathroom	Lower	7`10" x 12`0"	Walk-In Closet	Main	18`10" x 9`5"

Family Room	Main	23`10" x 20`8"	Bedroom - Primary	Main	23`9" x 17`0"
Office	Main	20`2" x 14`6"	Den	Main	27`8" x 16`4"
Laundry	Main	8`11" x 8`3"	Kitchen With Eating Area	Main	21`3" x 21`7"
Living Room	Main	28`6" x 19`3"	Foyer	Main	6`0" x 9`9"
Dining Room	Main	14`3" x 19`7"	Bedroom	Main	11`8" x 16`9"
Bedroom	Main	13`9" x 23`0"	Bedroom	Main	11`11" x 15`5"
5pc Ensuite bath	Main	14`4" x 9`4"	4pc Ensuite bath	Main	8`8" x 5`3"
3pc Bathroom	Main	8`8" x 9`10"	2pc Bathroom	Main	5`3" x 9`0"
2pc Bathroom	Main	5`5" x 5`3"			

Legal/Tax/Financial

Title:	Zoning:
<b>Fee Simple</b>	<b>R-C1L</b>
Legal Desc:	<b>2093HY</b>

Remarks

Pub Rmks: **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.**

Inclusions: **Contact agent for full list of inclusions**

Property Listed By: **CENTURY 21 BAMBER REALTY LTD.**

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























