

# \$2,445,000 - 11 Eagle Ridge Place Sw, Calgary

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MLS® #A2212037

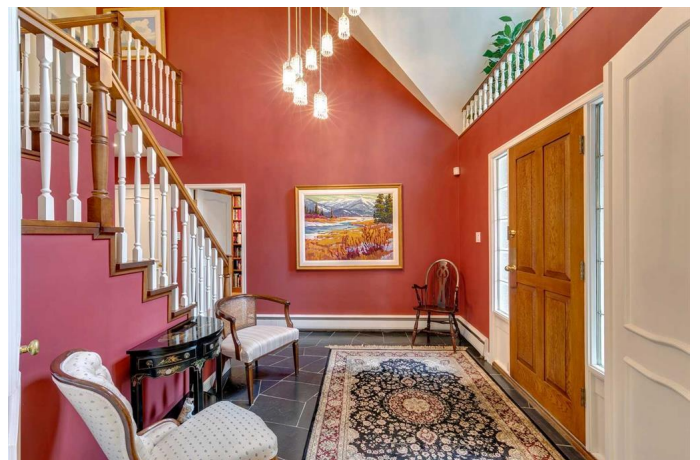
**\$2,445,000**

5 Bedroom, 4.00 Bathroom, 3,523 sqft

Residential on 0.37 Acres

Eagle Ridge, Calgary, Alberta

Nestled on a quiet cul-de-sac in the highly sought-after community of Eagle Ridge, this impeccably maintained 5-bedroom home offers a blend of classic elegance and comfortable family living. This residence is a rare find in one of Calgary's premier neighborhoods. As you approach, the home's distinctive Tudor-inspired architecture, featuring steeply pitched roof lines, decorative half-timbering, and brick accents, creates an inviting and timeless curb appeal. The beautifully landscaped front yard provides a tranquil setting, leading to a spacious driveway and attached double garage. Inside, you are met with a 2 story foyer setting the stage for what lies beyond. The traditional layout offers generous living spaces, perfect for both entertaining and everyday living. The main floor features a formal living room with fireplace and dining room, a casual dining area, a sun-drenched sunroom, and a cozy family room with another wood burning fireplace. A gourmet kitchen with double ovens surrounded by exposed brick, granite covered counters and lots cupboards overlooks the resort-like backyard. A convenient main floor office and laundry room add to the home's functionality. Upstairs, the spacious primary suite is a true retreat, boasting a sitting area, a walk-through closet, and a luxurious ensuite bathroom. Each of the additional large bedrooms is thoughtfully designed with built-in storage and desks, ideal for families and professionals alike. The fully finished



basement is a versatile space, and is a dream for families and entertainers alike”featuring a games area with a snooker table, a TV lounge with fireplace, a gym space, playroom, The walls are lined with discreet storage closets, providing ample storage space without compromising on aesthetics. Step outside this stunning home to find a resort-inspired backyard complete with a sparkling in-ground pool, expansive wood deck, and multiple lounging zones perfect for sun-soaked summer days or cozy evening entertaining. Surrounded on 3 sides by the Glenmore Reservoir, Eagle Ridge offers its residents massive lots providing a quiet park-like atmosphere with close proximity to Rockyview Hospital, shopping and services at Glenmore Landing and Chinook Centre, easy access to thoroughfares and numerous walking/biking pathways. Welcome to the kind of property that rarely comes to market”a warm, inviting home that blends timeless style with incredible indoor-outdoor living. Call for more details or to book your viewing today.

Built in 1964

**Essential Information**

MLS® #	A2212037
Price	\$2,445,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,523
Acres	0.37
Year Built	1964
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	11 Eagle Ridge Place Sw
Subdivision	Eagle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 2V9

## Amenities

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2
Has Pool	Yes

## Interior

Interior Features	Bookcases, Built-in Feature Remarks, Storage, Walk-In O
Appliances	Built-In Oven, Dishwasher, D Refrigerator, Washer, Window
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Basement, Family Room, Living Room, Mantle, Wood Burning, Brick Facing, Gas Starter, Glass Doors, Stone, Brass
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Garden, Interior Lot, Landscaped, Lawn, Rectangular Lot, See Remarks, Street Lighting, Treed, Yard Lights
Roof	Cedar Shake
Construction	Brick, Stucco, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 25th, 2025
Days on Market	2



Zoning	R-CG
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## **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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