$2,699,900 - 35 Eagle Ridge Drive Sw, Calgary

MLS® #A2231542

$2,699,900
5 Bedroom, 6.00 Bathroom, 3,249 sqft
Residential on 0.33 Acres

Eagle Ridge, Calgary, Alberta

Rare opportunity to reside in the much sought out distinguished area of Eagle Ridge in SW Calgary. Beautifully situated next to Heritage Park, Glenmore Lake, and amazing walking and biking trails. Access within minutes to Rockyview Hospital, Chinook Center, Glenmore Trail and good access to the new 201 freeway to access points all around the city. With over 6,000 total Sq.Ft. developed this beautiful family home has been meticulously maintained inside in all areas, plus in the professionally designed and maintained garden. There is a fully finished childrenâ€™s play house in the garden as well. This home was proudly professionally renovated with the expertise in design by Wolfgang Wenzel. Principal rooms are very generous in size for entertaining. Spacious foyer with high ceilings, formal living room with fireplace, a large formal dining room with hand sculptured plaster ceiling, plus built in buffet and curved corner cabinet. The kitchen really is a gourmetâ€™s delight. It is expansive, boasting a very large island for casual entertaining. With an exceptional crystal chandelier glistening above in the sklylight vault, plus softer perimeter lighting for the quieter times. Carefully crafted and designed custom wood cabinetry, with top of the line pull outs, an amazing amount of total storage capabilities, plus granite countertops. An assortment of top of the line appliances, built in microwave, multiple built in refrigerators, multiple ovens, multiple dishwashers. The

kitchen dining area is open to a very generous sized family room with view of different areas of the garden. The family room and kitchen give access to a very private terrace, instant warmth from the gas outdoor fireplace for chilly evenings, plus a wood fired built in pizza oven!! The family room also gives access to the other side of the garden. Main floor bedroom has its own private full bath and walk in closet. Main floor study/ computer room. Upstairs is the private master suite with lovely views of the garden. Spa like ensuite bath, plus two walk in closets, one giving access to the hallway. The third level has two additional bedrooms with huge windows and a shared full bath. The lower level has good sized laundry room, with a 660 sq.ft. crawl storage room, full concrete. A second family room with fireplace, bar, dishwasher, microwave, and fridge. Ample space for pool table and games. Wine cellar, plus a 5th bedroom and a full bath. There are two different staircases to access this lower level. Multiple mechanical rooms. This home proudly has geothermal heating and air cooling, with a new state of the art back up boiler heating system. The professional home theatre presents; a projector and screen, plus many video play back options, then a carefully selected Crestron control system for the theatre and home. Alarm system, security cameras. Automated lighting, with abilities to set every mood in lighting desired. Comfortable living in a great home and area.

Built in 1963

Essential Information

MLS® #	A2231542
Price	$2,699,900
Bedrooms	5
Bathrooms	6.00
Full Baths	4

Half Baths	2
Square Footage	3,249
Acres	0.33
Year Built	1963
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	35 Eagle Ridge Drive Sw
Subdivision	Eagle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V2V5

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

Interior

Interior Features	Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Storage, Sump Pump(s), Walk-In Closet(s)
Appliances	Built-In Oven, Built-In Refrigerator, Dishwasher, Double Oven, Freezer, Garage Control(s), Garburator, Gas Range, Microwave, Range Hood, Washer/Dryer, Window Coverings, Wine Refrigerator, Warming Drawer
Heating	Boiler, Fan Coil, Natural Gas, Geothermal, Heat Pump, Zoned
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Basement, Family Room, Gas, Living Room, Stone, Tile, Wood Burning, Brick Facing, Masonry, Outside
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Built-in Barbecue
Lot Description	Corner Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Many Trees, Private, Rectangular Lot, Treed, Underground Sprinklers
Roof	Rubber
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 20th, 2025
Days on Market	125
Zoning	R-CG

Listing Details

Listing Office	CIR Realty

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