

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

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MLS® #A2212037

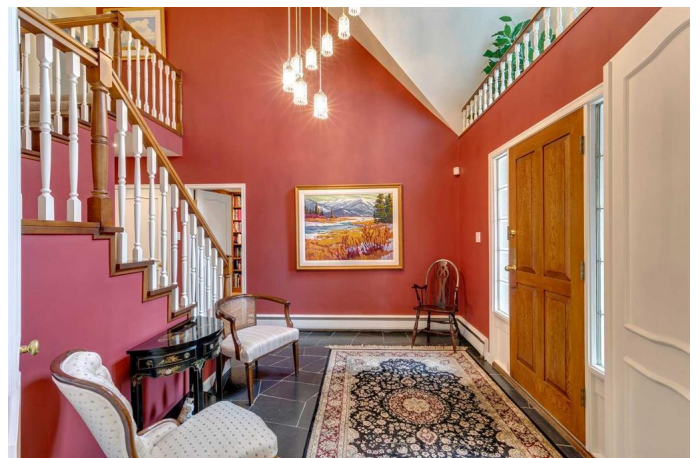
**\$2,445,000**

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<br>Remarks, Storage, Walk-In O                                                        |
| Appliances        | Built-In Oven, Dishwasher, D<br>Refrigerator, Washer, Window                                                      |
| Heating           | Baseboard                                                                                                         |
| Cooling           | None                                                                                                              |
| Fireplace         | Yes                                                                                                               |
| # of Fireplaces   | 3                                                                                                                 |
| Fireplaces        | Basement, Family Room, Living Room, Mantle, Wood Burning, Brick<br>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,<br>Lawn, Rectangular Lot, See Remarks, Street Lighting, Treed, Yard<br>Lights |
| Roof              | Cedar Shake                                                                                                                                        |
| Construction      | Brick, Stucco, Wood Siding                                                                                                                         |
| Foundation        | Poured Concrete                                                                                                                                    |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 6                |



|                        |                               |
|------------------------|-------------------------------|
| Zoning                 | R-CG                          |
| <b>Listing Details</b> |                               |
| Listing Office         | Century 21 Bamber Realty LTD. |

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