

\$4,750,000 - 143 Eagle Ridge Drive Sw, Calgary

MLS® #A2147259

\$4,750,000

5 Bedroom, 5.00 Bathroom, 5,985 sqft

Residential on 0.37 Acres

Eagle Ridge, Calgary, Alberta

Located on a stunning street within one of Calgary's most prestigious neighbourhoods, this Eagle Ridge masterpiece is the result of a collaboration between renowned McDOWELL & ASSOCIATES, GALLAGHERS HOMES & LEANNE JENKINS DESIGN. Spanning 9,250Sq.Ft. of living space on a 0.37-acre lot, this 3-year project stands as one of the city's finest properties. Impeccably maintained, this home is in flawless, like-new condition & is sure to captivate the most discerning buyers. The timeless Milwaukee Limestone exterior sets the tone for unparalleled quality from the moment you set eyes on this grand estate. Extensive finishing details throughout the home include coffered ceilings, wainscoting & built-ins, while high-end light fixtures such as Fine Art & Schonbek add to the luxurious feel. The Cambridge Heritage ELEVATOR provides seamless access to all 3 levels. The elegant gourmet kitchen features Sub-Zero & Wolf appliances, Perla Venata quartz countertops & custom cabinets with dovetail interiors, seamlessly connecting to a welcoming sitting area with a gas fireplace. The impressive great room boasts a dramatic 24-ft vaulted coffered ceiling, a Town & Country gas fireplace & double doors leading to the courtyard. The formal dining room, with a walkthrough butler's pantry, is perfect for hosting larger gatherings. Currently in high demand, this property offers a MAIN-FLOOR PRIMARY BEDROOM & ensuite, featuring a curbless shower, dual vanities & a W/I closet



with enclosed storage. A conveniently located 2nd main-floor bedroom with a full bath is ideal for young children/caregiver. The home office features cherry built-ins, wall panelling & gas fireplace. Upstairs, discover 2 additional bedrooms, each with its own ensuite, a studio, lounge & a hobby room with numerous built-ins. A majestic piano room with a 12-ft vaulted coffered ceiling opens up to the main living area below, enhancing the acoustics. The lower level includes a family room, rec area, exercise room, potential 5th bedroom, full spa bath with a steam shower & massage room & extensive storage space. The curved aggregate driveway provides access to both oversized double garages, which are equipped with in-floor heating, Hayley cabinets & R/I for EV charging stations. Additional highlights include a Lutron system, motorized drapery, triple-pane Kolbe windows/doors, snow guards & finished on-site maple hardwood floors. Step into the outdoor private sanctuary, showcasing an aggregate concrete patio, garden shed & meticulously crafted landscaping. Designed with future flexibility in mind, the residence accommodates potential assisted living needs with features such as an elevator, main-floor bedroom, caregiver accommodations & wheelchair accessibility with wide doorways & hallways. Ideally situated within walking distance of Rocky View Hospital & the Glenmore pathway system, this spectacular property is just a short drive to the DT core. This estate holds a special place in the heart of Calgary, one of the world's most desirable cities.

Built in 2016

Essential Information

MLS® #	A2147259
Price	\$4,750,000
Sold Price	\$4,650,000

Bedrooms	5
Bathrooms	5.00
Full Baths	5
Square Footage	5,985
Acres	0.37
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	143 Eagle Ridge Drive Sw
Subdivision	Eagle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 2V6

Amenities

Parking Spaces	6
Parking	Aggregate, Driveway, Heated Garage, Insulated, Quad or More Attached

Interior

Interior Features	Built-in Features, Chandelier, Closet Organizers, Crown Molding, Elevator, High Ceilings, No Animal Home, No Smoking Home, Storage, Sump Pump(s), Walk-In Closet(s)
Appliances	Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garburator, Induction Cooktop, Microwave, Oven-Built-In, Range Hood, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Den, Gas, Great Room, Other
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Reverse Pie Shaped Lot, Landscaped, Many Trees, Private
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 9th, 2024
Date Sold	August 16th, 2024
Days on Market	7
Zoning	R-C1L
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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