



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**35 Eagle Ridge Drive SW**  
**Calgary, Alberta**

**MLS # A2231542**



**\$2,999,000**

<b>Division:</b>	Eagle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	3,249 sq.ft.	<b>Age:</b>	1963 (62 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 2 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.33 Acre		
<b>Lot Feat:</b>	Corner Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Many		

<b>Heating:</b>	Boiler, Fan Coil, Geothermal, Natural Gas, Zoned	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Cork, Hardwood, Slate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**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, Sauna, Storage, Sump Pump(s), Walk-In Closet(s)

**Inclusions:** Existing window coverings, play house, storage sheds. Crestron entertainment components, projector kitchen TV,

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 children'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 gourmet's delight. It is expansive, boasting a very large island for casual entertaining. With an exceptional crystal chandelier glistening above in the skylight 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.