



**GRASSROOTS**  
REALTY GROUP

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

**11 Eagle Ridge Place SW**  
**Calgary, Alberta**

**MLS # A2212037**



**\$2,445,000**

<b>Division:</b>	Eagle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,523 sq.ft.	<b>Age:</b>	1964 (61 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.37 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Garden, Interior Lot, Landscaped, Lawn,		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Crown Molding, Kitchen Island, See Remarks, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

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&mdash;a warm, inviting home that blends timeless style with incredible indoor-outdoor living. Call for more details or to book your viewing today.