



## 40 Eagle Ridge Place Calgary Alberta

\$7,250,000

Welcome to the epitome of luxury living in the prestigious community of Eagle Ridge. This exceptional, high-end bungalow, situated on a sprawling double lot, offers an unparalleled level of sophistication and elegance. With meticulous attention to detail and no expense spared, this home is a true masterpiece. On your drive toward the residence nestled into the curve of the cul-de-sac you are greeted with the picturesque parklike setting. Once you step inside past the hand chiseled Walnut doors, you are greeted by a grand foyer that sets the tone for the splendor that awaits. The main rooms are nothing short of magnificent, boasting expansive dimensions and exquisite finishes. Hardwood floors with parquet detailing, ledgestone and ornate metal fireplace surrounds, floor to ceiling windows offering views of the exquisite gardens, recessed lighting, rich wood paneling, smart home operation and security to name a few. The heart of this extraordinary home is undoubtedly the kitchen, which serves as the epicenter of both functionality and style. Designed to cater to the most discerning culinary enthusiasts, it features a walk-in cooler, a gas cooktop, double ovens, and commercial-grade appliances. Whether you're hosting a grand gala or preparing an intimate meal for loved ones, this culinary haven is sure to impress. The house boasts plenty of areas in which to relax, spend some quality time together or unwind in peaceful solitude, the bright sun filled family room, the sumptuous den with it's hotel bar (complete with brass foot rail), the theatre room with 108" screen or the home gym with shower and sauna. The sleeping quarters are equally impressive, with five generously proportioned bedrooms that offer the ultimate retreat. The primary bedroom is a sanctuary unto itself, complete with a sunken lounge area, a cozy fireplace, a walk-in closet, and a luxurious ensuite ba...

Media 23.42 Ft x 15.58 Ft

Furnace 19.25 Ft x 19.67 Ft

Storage 5.58 Ft x 8.67 Ft

Exercise room 27.67 Ft x 13.75 Ft

Bedroom 11.67 Ft x 19.25 Ft

4pc Bathroom 7.50 Ft x 4.92 Ft

Office 20.17 Ft x 14.50 Ft

Den 27.67 Ft x 16.33 Ft

Laundry room 8.92 Ft x 8.25 Ft

Other 21.25 Ft x 21.58 Ft

Living room 28.50 Ft x 19.25 Ft

Foyer 6.00 Ft x 9.75 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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3pc Bathroom	7.83 Ft x 12.00 Ft	Dining room	14.25 Ft x 19.58 Ft
Other	18.83 Ft x 9.42 Ft	Bedroom	11.67 Ft x 16.75 Ft
Family room	23.83 Ft x 20.67 Ft	Bedroom	13.75 Ft x 23.00 Ft
Primary Bedroom	23.75 Ft x 17.00 Ft		