



## 35 Eagle Ridge Drive Calgary Alberta

\$2,999,000

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 wa...

Bedroom 11.75 Ft x 11.17 Ft

Bedroom 12.00 Ft x 11.75 Ft

Family room 26.75 Ft x 14.50 Ft

Laundry room 17.25 Ft x 12.00 Ft

Media 15.00 Ft x 14.67 Ft

Bedroom 13.08 Ft x 8.25 Ft

Furnace 10.00 Ft x 8.42 Ft

3pc Bathroom 6.83 Ft x 5.50 Ft

Other 10.33 Ft x 4.00 Ft

Storage 10.00 Ft x 5.75 Ft

Furnace 8.58 Ft x 7.08 Ft

5pc Bathroom 11.58 Ft x 7.58 Ft

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Listing Presented By:



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CIR Realty

<http://rodmacdonald.ca>

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(CENTRAL)**

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Family room 14.33 Ft x 11.75 Ft

Other 7.83 Ft x 7.67 Ft

Wine Cellar 7.83 Ft x 5.50 Ft

Furnace 10.83 Ft x 8.42 Ft

Living room 16.58 Ft x 13.83 Ft

Dining room 18.75 Ft x 10.83 Ft

Kitchen 21.50 Ft x 18.50 Ft