



## 222 Eagle Ridge Drive Calgary Alberta

\$1,450,000

Enjoy unrivalled panoramic mountain & reservoir views from this expansive 2-bedroom plus den, 2-bath condo, offering over 2,000 sq. ft. of thoughtfully designed living space in an intimate 10-unit building in coveted Eagle Ridge! This spacious & airy home features hardwood floors & an abundance of natural light, highlighting the living room's triple-pane picture windows, tray ceiling & feature fireplace. The living room seamlessly connects to the dining area that provides ample space for family gatherings or elegant dinner parties. Just steps away, the well-appointed kitchen boasts granite countertops, ample storage, stainless steel appliances, & cozy breakfast nook. A walk-in laundry area with countertop space adds convenience. A private den/family room with balcony access is tucked away just off the living room--an ideal work-from-home space with more breathtaking reservoir views. The primary retreat features a walk-in closet & luxurious 5-piece ensuite with dual sinks, separate vanity, tranquil soaker tub & walk-in shower. A generously sized second bedroom and 3-piece bath provide comfortable accommodations for guests. Additional highlights include a custom-made unit entry door, TWO UNDERGROUND PARKING STALLS, an assigned storage room, self-contained guest suite & an ultra-convenient elevator that takes you directly to your front door. The prime location can't be beat with Heritage Park & Glenmore Reservoir pathways minutes away, plus amenities such as shopping at Glenmore Landing, schools, public transit & Rockyview Hospital. Enjoy easy access to 14th St, Heritage Drive & Glenmore Trail. (id:6769)

Kitchen 8.75 Ft x 12.67 Ft

Dining room 15.92 Ft x 11.33 Ft

Breakfast 10.33 Ft x 8.00 Ft

Living room 19.92 Ft x 20.00 Ft

Laundry room 9.50 Ft x 10.25 Ft

Primary Bedroom 21.42 Ft x 12.33 Ft

Bedroom 12.92 Ft x 14.00 Ft

Family room 17.00 Ft x 12.58 Ft

3pc Bathroom .00 Ft x .00 Ft

5pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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