

240 Eagle Ridge Drive Calgary Alberta

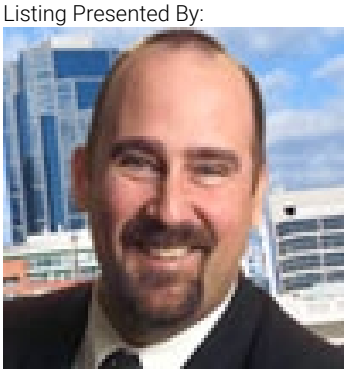
$3,590,000

A remarkable lot, a cherished home and an exceptional opportunity in Eagle Ridge. Set on almost 25,000 sq.ft. of fully landscaped grounds, this expansive bungalow offers the space, privacy and possibilities that make this intimate, established community so special. Lovingly held by the same owner for over 50 years, the property presents an exciting opportunity to rejuvenate the existing home, reimagine its distinctive floorplan or explore building a new custom residence on an extraordinary lot. The massive, private backyard is a defining feature. Mature trees, expansive lawns and generous patios create a beautiful setting for entertaining, gardening, family gatherings or simply relaxing in your own peaceful retreat. With over half an acre, the property offers exceptional outdoor space and the beauty of landscaping established over decades. Underground irrigation serves the front and rear grounds, while a circular driveway creates a welcoming arrival. Offering over 3,300 sq. ft. on the main level, the bungalow features a unique, sprawling layout with generously proportioned rooms and distinct spaces for gathering and retreat. Spacious living and dining rooms provide an inviting setting for entertaining, while the family room, with its vaulted ceiling and fireplace, offers a comfortable place to unwind. The kitchen connects to the family room, creating opportunities to imagine how these spaces could evolve with your personal style. A dedicated office, main-floor laundry and a generous primary retreat with a walk-in closet, six-piece ensuite and patio access add to the appeal. The partially developed lower level provides additional flexibility, complemented by an attached double garage. Eagle Ridge is one of Calgary's most distinctive residential enclaves, prized for its quiet streets, mature trees, substantial properties and remarkable setting near the Glenmore Reser...

Bedroom 12.25 Ft x 13.17 Ft
Family room 29.25 Ft x 15.00 Ft
Recreational, Games room 13.92 Ft x 13.33 Ft
Furnace 15.92 Ft x 18.25 Ft
3pc Bathroom 4.92 Ft x 11.00 Ft
2pc Bathroom 5.33 Ft x 8.00 Ft

Dining room 17.75 Ft x 13.08 Ft
Family room 25.92 Ft x 15.92 Ft
Foyer 17.00 Ft x 11.33 Ft
Bedroom 12.08 Ft x 12.33 Ft
Kitchen 13.75 Ft x 18.08 Ft
Laundry room 12.25 Ft x 8.58 Ft

Listing Presented By:



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2pc Bathroom 4.92 Ft x 8.00 Ft

4pc Bathroom 4.83 Ft x 7.92 Ft

6pc Bathroom 14.17 Ft x 12.50 Ft

Bedroom 16.00 Ft x 12.67 Ft

Living room 22.00 Ft x 17.33 Ft

Office 12.33 Ft x 11.92 Ft

Primary Bedroom 22.33 Ft x 16.50 Ft