

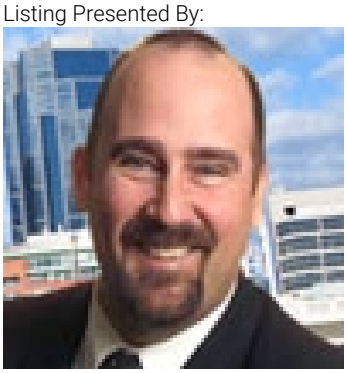
268 Eagle Ridge Drive Calgary Alberta

$6,540,000

A rare opportunity to own brand-new, never-lived-in construction in one of Calgary's most established estate communities. This custom residence offers nearly 8,000 sq ft of meticulously crafted living space on a private 0.36-acre lot backing onto green space in prestigious Eagle Ridge. No expense was spared. A limestone and stucco exterior and a covered front portico open to interiors finished in white oak, walnut and porcelain slab, with extensive custom millwork and statement lighting in every principal room. Designed for both grand entertaining and everyday comfort, the home begins with a soaring two-storey foyer beneath a sculptural chandelier. Next comes a great room anchored by a floor-to-ceiling porcelain slab fireplace with walnut built-ins, and a glass-railed catwalk floats above. At the heart of the home is a spectacular chef's kitchen, featuring a fluted curved island, porcelain slab counters, Fisher & Paykel appliances, an integrated dishwasher and a wine cooler. An exceptional butler's kitchen adds a second Fisher & Paykel range, an integrated dishwasher and a Miele built-in coffee machine, keeping the main kitchen flawless while you host. A glass-enclosed walnut wine wall with LED lighting, a private office behind glass doors and formal dining complete the main level, along with a guest bedroom with its own ensuite and a custom walnut mudroom. Upstairs, two rear bedrooms, including the luxurious primary retreat, each open to a private balcony overlooking the green space. The primary also offers a custom walnut walk-in closet and a spa-inspired ensuite with a freestanding soaker tub and steam shower. Every bedroom is with its own ensuite, and the upper level also features a bonus lounge with a walnut feature wall. The fully developed lower level is a private resort, with a home theatre, fitness room, wet bar, and a spa with a cedar sauna. A guest suit...

3pc Bathroom 6.83 Ft x 8.08 Ft
4pc Bathroom 12.75 Ft x 4.92 Ft
4pc Bathroom 10.08 Ft x 12.42 Ft
5pc Bathroom 20.25 Ft x 19.25 Ft
Bedroom 13.42 Ft x 16.75 Ft
Bedroom 17.17 Ft x 13.83 Ft
Other 8.00 Ft x 15.33 Ft
Other 8.83 Ft x 6.00 Ft
Other 5.50 Ft x 8.08 Ft
Other 5.08 Ft x 14.00 Ft
2pc Bathroom 8.08 Ft x 5.25 Ft
Steam room 14.58 Ft x 111.17 Ft

Listing Presented By:



Originally Listed by:
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Bedroom 14.00 Ft x 22.00 Ft

Family room 17.75 Ft x 18.58 Ft

Laundry room 5.67 Ft x 14.25 Ft

Primary Bedroom 15.17 Ft x 19.17 Ft

4pc Bathroom 12.67 Ft x 10.08 Ft

Bedroom 13.25 Ft x 15.92 Ft

Exercise room 26.67 Ft x 19.00 Ft