



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 rests gracefully on a sprawling double lot, offering an unmatched level of sophistication and elegance. With meticulous attention to detail and no expense spared, this home is a true work of art. As you approach the residence nestled within the curve of the cul-de-sac, the picturesque, park-like setting immediately sets the tone. Step through the hand-chiseled walnut doors into a grand foyer that hints at the splendor beyond. The main rooms are nothing short of magnificent—expansive in scale and exquisite in finish. Rich hardwood with parquet detailing, ledgerstone and ornate metal fireplace surrounds, floor-to-ceiling windows framing the lush gardens, and custom recessed lighting all blend seamlessly with smart home technology and advanced security features. At the heart of this extraordinary home lies the chef-inspired kitchen, a perfect balance of function and flair. Designed for the most discerning culinary enthusiast, it features a walk-in cooler, gas cooktop, double ovens, and commercial-grade appliances. Whether hosting an elegant soiree or preparing an intimate dinner, this kitchen delivers both performance and beauty. A variety of inviting spaces allow for relaxation or entertainment: a sun-drenched family room, a sumptuous den complete with hotel-style bar and brass foot rail, a theatre room with 108" screen, and a home gym with shower and sauna. The sleeping quarters are equally impressive. Each of the five generous bedrooms offers the ultimate in comfort and privacy. The primary suite is a sanctuary, featuring a sunken lounge area, cozy fireplace, walk-in closet, and spa-inspired ensuite. Every detail contributes to a sense of calm sophistication. Outside, the meticulously manicured grounds create a private outdoor haven. Stroll along ...

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

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Listing Presented By:



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Century 21 Bamber Realty LTD.

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3pc Bathroom 7.83 Ft x 12.00 Ft
Other 18.83 Ft x 9.42 Ft
Family room 23.83 Ft x 20.67 Ft
Primary Bedroom 23.75 Ft x 17.00 Ft

Dining room 14.25 Ft x 19.58 Ft
Bedroom 11.67 Ft x 16.75 Ft
Bedroom 13.75 Ft x 23.00 Ft