

**40 Eagle Ridge Place SW  
Calgary, Alberta**

**MLS # A2255146**



**\$6,900,000**

<b>Division:</b>	Eagle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	5,434 sq.ft.	<b>Age:</b>	1971 (55 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	5 full / 2 half
<b>Garage:</b>	Aggregate, Driveway, Front Drive, Garage Door Opener, Garage Faces Front		
<b>Lot Size:</b>	0.80 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Garden, Gentle Sloping, Landscaped, Lawn, Many Trees, Pie Sh		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Cork, Hardwood, Parquet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R-C1L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Recessed Lighting, Sauna, Smart Home, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** See inclusions list in supplements

Set on a remarkable 0.8-acre estate lot in prestigious Eagle Ridge, this extraordinary residence occupies a rare and coveted setting within one of Calgary's most exclusive enclaves. Surrounded by magnificent mature gardens and tucked discreetly within a quiet cul-de-sac, the property offers over 7,000 square feet of refined living space designed for both grand-scale entertaining and everyday comfort. A timeless home of exceptional scale, privacy, and presence, it represents a truly rare offering in a community defined by prestige and permanence. Step through the hand-chiseled walnut doors into a grand foyer that hints at the splendor beyond. Expansive principal rooms are distinguished by rich hardwood with parquet detailing, ledgerstone and ornate metal fireplace surrounds, floor-to-ceiling windows framing the lush gardens, and custom recessed lighting, all complemented by smart home technology and advanced security features. At the heart of the home lies a chef-inspired kitchen designed for the most discerning culinary enthusiast, featuring a walk-in cooler, gas cooktop, double ovens, and commercial-grade appliances. Whether hosting an elegant soiree or preparing an intimate dinner, the space delivers both performance and beauty. A collection of inviting spaces provides opportunities for relaxation and entertainment, including a sun-drenched family room, a richly appointed lounge complete with hotel-style bar and brass foot rail, a theatre room with 108-inch screen, and a home gym with shower and sauna. The private quarters are equally impressive. Each of the five generous bedrooms offers exceptional comfort and privacy, while the primary suite serves as a tranquil retreat with a sunken sitting area, fireplace, walk-in closet, and spa-inspired ensuite. Outside, the meticulously manicured grounds create an extraordinary

outdoor sanctuary. Winding garden pathways, mature landscaping, and views from within the home combine to create a setting equally suited to grand entertaining and quiet reflection. Comprising two titled parcels totaling approximately 0.8 acres, the property provides a rare estate-sized setting that is increasingly difficult to replicate in Calgary's established neighbourhoods. The existing residence and mature landscaping create an exceptional private retreat, while the underlying land configuration offers long-term flexibility for future generations to consider. Located within one of Calgary's most prestigious residential enclaves, this remarkable estate embodies timeless design, exceptional craftsmanship, and enduring appeal—a rare opportunity to acquire one of Eagle Ridge's most distinguished properties.