

# \$2,445,000 - 11 Eagle Ridge Place Sw, Calgary

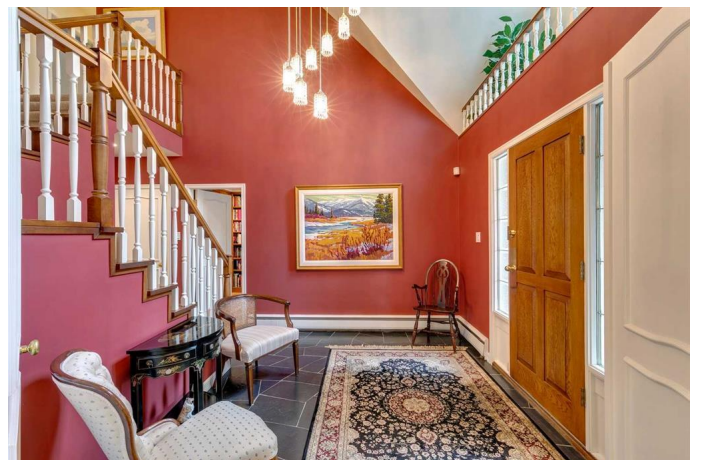
MLS® #A2212037

**\$2,445,000**

5 Bedroom, 4.00 Bathroom, 3,523 sqft  
Residential on 0.37 Acres

Eagle Ridge, Calgary, Alberta

Nestled on a quiet cul-de-sac in the highly sought-after community of Eagle Ridge, this impeccably maintained 5-bedroom home offers a blend of classic elegance and comfortable family living. This residence is a rare find in one of Calgary's premier neighborhoods. As you approach, the home's distinctive Tudor-inspired architecture, featuring steeply pitched roof lines, decorative half-timbering, and brick accents, creates an inviting and timeless curb appeal. The beautifully landscaped front yard provides a tranquil setting, leading to a spacious driveway and attached double garage. Inside, you are met with a 2 story foyer setting the stage for what lies beyond. The traditional layout offers generous living spaces, perfect for both entertaining and everyday living. The main floor features a formal living room with fireplace and dining room, a casual dining area, a sun-drenched sunroom, and a cozy family room with another wood burning fireplace. A gourmet kitchen with double ovens surrounded by exposed brick, granite covered counters and lots cupboards overlooks the resort-like backyard. A convenient main floor office and laundry room add to the home's functionality. Upstairs, the spacious primary suite is a true retreat, boasting a sitting area, a walk-through closet, and a luxurious ensuite bathroom. Each of the additional large bedrooms is thoughtfully designed with built-in storage and desks, ideal for families and professionals alike. The fully finished



basement is a versatile space, and is a dream for families and entertainers alike—featuring a games area with a snooker table, a TV lounge with fireplace, a gym space, playroom, The walls are lined with discreet storage closets, providing ample storage space without compromising on aesthetics. Step outside this stunning home to find a resort-inspired backyard complete with a sparkling in-ground pool, expansive wood deck, and multiple lounging zones perfect for sun-soaked summer days or cozy evening entertaining. Surrounded on 3 sides by the Glenmore Reservoir, Eagle Ridge offers its residents massive lots providing a quiet park-like atmosphere with close proximity to Rockyview Hospital, shopping and services at Glenmore Landing and Chinook Centre, easy access to thoroughfares and numerous walking/biking pathways. Welcome to the kind of property that rarely comes to market—a warm, inviting home that blends timeless style with incredible indoor-outdoor living. Call for more details or to book your viewing today.

Built in 1964

### **Essential Information**

MLS® #	A2212037
Price	\$2,445,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,523
Acres	0.37
Year Built	1964
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address 11 Eagle Ridge Place Sw  
Subdivision Eagle Ridge  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T2V 2V9

## Amenities

Parking Spaces 6  
Parking Double Garage Attached  
# of Garages 2  
Has Pool Yes

## Interior

Interior Features Bookcases, Built-in Feature  
Remarks, Storage, Walk-In O  
Appliances Built-In Oven, Dishwasher, D  
Refrigerator, Washer, Window  
Heating Baseboard  
Cooling None  
Fireplace Yes  
# of Fireplaces 3  
Fireplaces Basement, Family Room, Living Room, Mantle, Wood Burning, Brick  
Facing, Gas Starter, Glass Doors, Stone, Brass  
Has Basement Yes  
Basement Finished, Full

## Exterior

Exterior Features Lighting, Private Yard  
Lot Description Back Yard, Cul-De-Sac, Front Yard, Garden, Interior Lot, Landscaped,  
Lawn, Rectangular Lot, See Remarks, Street Lighting, Treed, Yard  
Lights  
Roof Cedar Shake  
Construction Brick, Stucco, Wood Siding  
Foundation Poured Concrete

## Additional Information

Date Listed April 25th, 2025  
Days on Market 3



Zoning R-CG

### **Listing Details**

Listing Office Century 21 Bamber Realty LTD.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.