

\$7,250,000 - 40 Eagle Ridge Place Sw, Calgary

MLS® #A2255146

\$7,250,000

5 Bedroom, 7.00 Bathroom, 5,434 sqft

Residential on 0.80 Acres

Eagle Ridge, Calgary, Alberta

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, ledgestone 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 enchanting garden pathways or simply enjoy the serenity of the landscaped oasis that surrounds you—a perfect backdrop for entertaining or quiet reflection. Future Development Potential - This extraordinary property sits on two full lots, offering exceptional flexibility for the future. While the existing home is an architectural gem and not a teardown, the unique double-lot configuration provides the rare opportunity to divide the land should one choose to explore redevelopment potential down the road. It’s the best of both worlds: a timeless estate today, and an investment in tomorrow. Located in the exclusive enclave of Eagle Ridge, surrounded by other distinguished residences, this property stands as a symbol of achievement and refined taste. With its extraordinary features, unparalleled craftsmanship, and prestigious setting, it represents a once-in-a-lifetime opportunity to own one of Calgary’s most exceptional homes.

Built in 1971

Essential Information

MLS® #	A2255146
Price	\$7,250,000
Bedrooms	5
Bathrooms	7.00
Full Baths	5
Half Baths	2

Square Footage	5,434
Acres	0.80
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	40 Eagle Ridge Place Sw
Subdivision	Eagle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 2V8

Amenities

Parking Spaces	8
Parking	Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Aggregate, Front Drive, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound, Bar, Crown Molding, Sauna, Smart Home
Appliances	Bar Fridge, Built-In Refrigerator, Dishwasher, Double Oven, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, See Remarks, Washer, Window Coverings, Wine Refrigerator
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	5
Fireplaces	Gas, Living Room, Bedroom, Den, Family Room, Mantle, Master Bedroom, Metal, Marble
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Courtyard, Fire Pit, Private Yard, Built-in Barbecue, Barbecue, Garden, Lighting
Lot Description	Cul-De-Sac, Landscaped, Lawn, Many Trees, Pie Shaped Lot, Garden, Gentle Sloping, Street Lighting, Yard Lights
Roof	Asphalt Shingle
Construction	Stucco, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	September 11th, 2025
Days on Market	55
Zoning	R-C1L

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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