



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

126 Eagle Ridge Drive SW  
Calgary, Alberta

MLS # A2266864



**\$8,000,000**

<b>Division:</b>	Eagle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	7,631 sq.ft.	<b>Age:</b>	1988 (38 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	5 full / 3 half
<b>Garage:</b>	Heated Driveway, Heated Garage, Parkade, Private Electric Vehicle Charging		
<b>Lot Size:</b>	0.76 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Garden, Lar		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Marble, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Concrete, Other	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** 2 Wall ovens, 2 Dishwashers, 3 Warming Drawers, 2 Washers, 2 Dryers, Alarm system, Security Cameras, Smart Home System, Projector and Home theatre system, 4 Garage Door Openers, 3 Garage Door Remotes, 4 Air Conditioning Units

Timeless in design and uncompromising in craftsmanship, this bespoke neoclassical estate ranks among the city's most distinguished residences. Nestled in a fully treed, meticulously landscaped setting ensuring complete privacy, it delivers an unforgettable first impression. The brick facade features columns, concrete balustrades, and wrought-iron gates to assert its stately presence. A gated, heated driveway leads to a triple garage and an exceptional underground parkade accommodating eight more vehicles, complete with car wash and workshop. Inside, a dramatic curved staircase anchors the grand foyer, introducing the artistry throughout. The main floor excels in entertaining, ideal for galas, business dinners, or family celebrations with generous gathering spaces, a cloak room, two elegant powder rooms, expansive corridors, and multiple French doors opening to terraces and gardens. A refined formal living room with limestone-trimmed fireplace, display cabinet and graceful chandelier has ample room for a grand piano. The spacious dining room with fireplace and butler's pantry is ready for formal dining. An inviting library boasts wood bookcases and a lounge for quiet reflection. The family room provides multiple sitting areas, a wet bar, and access to the south-facing circular sunroom overlooking the private grounds. Adjacent is a classic kitchen with commercial-grade appliances including a six-burner cooktop, double wall ovens, and warming drawers. A casual dining area suits morning coffee or weeknight meals while the walk-in pantry contains an extra freezer and water dispenser. Upstairs, the primary suite is a private sanctuary with a serene sitting room and fireplace, plus doors out to the south-facing rooftop patio and multiple walk-in closets. A marble clad ensuite indulges with dual vanities, multi-head shower, and generous tub. The

second and third bedrooms each have ensuites, while the third-floor guest suite/office features balcony views of the reservoir and mountains, plus a three-piece bath. Downstairs, the lower level focuses on leisure: a home theatre with tiered seating, a snack bar with candy display, a Tuscan-inspired wine cellar with barrel-vaulted ceiling and wrought-iron gates, gym/recreation room, and steam room. Private staff quarters include a secondary kitchen, fifth bedroom/hobby room, laundry with double washer/dryers, and separate entry. Located in a prestigious, tightly held enclave backing protected parkland, this property ensures privacy and security. Created for the connoisseur of living well, this home seamlessly blends spaces for health, leisure and passion. Every detail, from the classical proportions to the enduring materials reflects a home crafted for how discerning families truly live: entertaining beautifully, living comfortably, and enjoying privacy without compromise. A residence that embodies grace, strength and refined living, an iconic estate in every sense.