



**GRASSROOTS**

REALTY GROUP

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**3N, 222 Eagle Ridge Drive SW  
Calgary, Alberta**

**MLS # A2281542**



**\$1,269,000**

<b>Division:</b>	Eagle Ridge		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	2,047 sq.ft.	<b>Age:</b>	1967 (59 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Heated Garage, Parkade, Side By Side, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,950
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Closet Organizers, Crown Molding, Granite Counters, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Walk-In Closet(s)

**Inclusions:** N/A

Experience Executive New York-style living in one of Calgary's most prestigious and intimate communities, Eagle Ridge. Your journey into luxury begins the moment you step into the elevator, which transports you directly to your private foyer, unveiling over 2,000 square feet of sophisticated living space. This exclusive residence immediately impresses with gleaming hardwood flooring that guides you through an expansive open floor plan, where every room captures breathtaking, panoramic views of the Glenmore Reservoir and the dynamic Calgary skyline. The heart of the home is the grand living area, anchored by a striking feature fireplace and bathed in natural light through walls of windows, seamlessly flowing into a secondary sitting space that opens onto a private balcony making it perfect for quiet mornings or evening relaxation. Entertaining is effortless in this thoughtfully designed home, which features a generous dining area ideal for hosting gatherings. The timeless, contemporary kitchen with high grade granite countertops, a tiled backsplash, premium stainless steel appliances, and abundant cabinetry. A bright breakfast nook offers a casual spot to enjoy your morning coffee while soaking in the views. The master bedroom is a true retreat, boasting an extended seating area below the window, a vast walk-in closet, and a classic en-suite bathroom complete with a walk-in shower and extensive storage. A spacious second bedroom and a full family bathroom with a relaxing jacuzzi tub ensure comfort for family or guests. Practicality meets luxury with a substantial laundry room offering ample counter space and cabinetry, solving storage needs with elegance. This unit further distinguishes itself with two dedicated parking stalls and the largest storage unit within this intimate 10-residence building. Residents also enjoy access to a guest suite in this

exceptionally managed property. Ideally positioned just steps from Rockyview Hospital, this home offers unparalleled convenience for medical professionals, while nature enthusiasts will appreciate immediate access to Heritage Park and the Glenmore Reservoir pathways. With excellent shopping and dining at Glenmore Landing nearby and easy access to 14th Street, Glenmore Trail, and Heritage Drive, the entire city is within effortless reach.