



**GRASSROOTS**  
REALTY GROUP

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201 Eagle Ridge Drive SW  
Calgary, Alberta

MLS # A2318443



**\$4,180,000**

<b>Division:</b>	Eagle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,874 sq.ft.	<b>Age:</b>	1963 (63 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 2 half
<b>Garage:</b>	Double Garage Attached, Oversized		
<b>Lot Size:</b>	0.36 Acre		
<b>Lot Feat:</b>	Back Yard, Many Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<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>	-

**Features:** Bookcases, Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Skylight(s), Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** Second Refrigerator in Pantry

**\*\* Open House Sunday, June 14th from 2:30PM - 4:00PM! \*\*** An extraordinary opportunity to own a completely reimagined mid-century modern masterpiece, meticulously rebuilt from the studs up. Blending iconic architectural character—including an authentic sandstone wood-burning fireplace and preserved Chicago brick—with the finest in contemporary luxury, craftsmanship, and technology, this residence offers a truly one-of-a-kind living experience. Designed for both grand entertaining and everyday comfort, the home features soaring two-storey vaulted ceilings, five fireplaces, an elevator servicing the walkout level, extensive custom millwork, and thoughtfully integrated smart design throughout. Hidden doors seamlessly incorporated into floor-to-ceiling shelving and feature walls provide discreet access to storage and functional spaces while maintaining clean architectural lines. At the heart of the home is a spectacular chef’s kitchen anchored by a striking stone fireplace and equipped with professional-grade built-in appliances, an oversized island, custom rift-cut white oak cabinetry, premium quartz surfaces, double sinks, touch-activated faucet, garburator, built-in refrigerator, integrated dishwasher drawers, under-cabinet lighting, and toe-kick vacuum system. An exceptional butler’s pantry adds extensive cabinetry, freezer with ice maker, wall oven, microwave, prep space, and abundant storage. The luxurious primary retreat offers direct access to a private terrace overlooking the beautifully landscaped backyard. The spa-inspired ensuite features dual vanities, freestanding soaker tub, oversized walk-in shower, private water closet with bidet, heated floors, and a custom walk-in dressing room with extensive built-ins. The fully developed walkout level is ideal for multigenerational living, guests, or live-in support, featuring

two additional bedrooms connected by a Jack-and-Jill bathroom, a fully appointed entertaining bar with beverage fridge, dishwasher drawer, and microwave, a fitness room, spacious family room with fireplace, extensive custom storage, and a generous mudroom leading to the oversized heated garage with epoxy flooring. No expense was spared in the home's reconstruction, including expanded 2x6 exterior walls, all-new electrical, plumbing, HVAC, windows, roof, stucco, and insulation. Additional features include heated floors, air conditioning, HRV/ERV system, tankless hot water, and new foundation waterproofing and drainage systems. Spectacular outdoor living areas complete this remarkable property, offering the rare combination of iconic mid-century design and the comfort, efficiency, and sophistication of a newly built luxury residence. A truly exceptional architectural offering.