

**4N, 222 Eagle Ridge Drive SW  
Calgary, Alberta**

**MLS # A2259089**



## \$1,450,000

<b>Division:</b>	Eagle Ridge		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	2,041 sq.ft.	<b>Age:</b>	1967 (58 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Heated Garage, Parkade, Secured, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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>	-
<b>Features:</b>	Bookcases, Chandelier, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Tray Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	Dishwasher, Dryer, Electric Stove Microwave, Range Hood, Refrigerator, Washer, Window Coverings		

Enjoy unrivalled panoramic mountain & reservoir views from this expansive 2-bedroom plus den, 2-bath condo, offering over 2,000 sq. ft. of thoughtfully designed living space in an intimate 10-unit building in coveted Eagle Ridge! This spacious & airy home features hardwood floors & an abundance of natural light, highlighting the living room's triple-pane picture windows, tray ceiling & feature fireplace. The living room seamlessly connects to the dining area that provides ample space for family gatherings or elegant dinner parties. Just steps away, the well-appointed kitchen boasts granite countertops, ample storage, stainless steel appliances, & cozy breakfast nook. A walk-in laundry area with countertop space adds convenience. A private den/family room with balcony access is tucked away just off the living room—an ideal work-from-home space with more breathtaking reservoir views. The primary retreat features a walk-in closet & luxurious 5-piece ensuite with dual sinks, separate vanity, tranquil soaker tub & walk-in shower. A generously sized second bedroom and 3-piece bath provide comfortable accommodations for guests. Additional highlights include a custom-made unit entry door, TWO UNDERGROUND PARKING STALLS, an assigned storage room, self-contained guest suite & an ultra-convenient elevator that takes you directly to your front door. The prime location can't be beat with Heritage Park & Glenmore Reservoir pathways minutes away, plus amenities such as shopping at Glenmore Landing, schools, public transit & Rockyview Hospital. Enjoy easy access to 14th St, Heritage Drive & Glenmore Trail.