

Chris Zaharko

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MLS: A1144071  
Year Built: 1964  
Subdivision: Eagle Ridge  
Type: House  
Taxes: \$9,406/2021  
Size: 3,208 SqFt  
Parking: Driveway, Double Garage  
Attached, Garage Faces Side  
Total: 4

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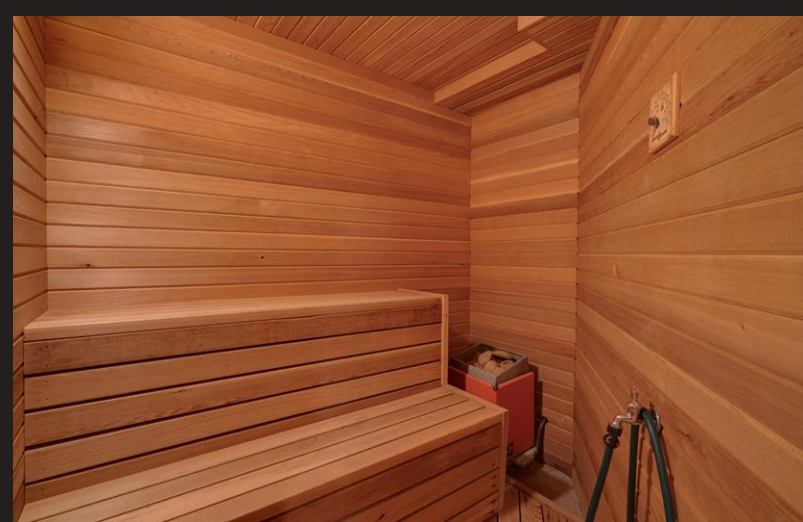
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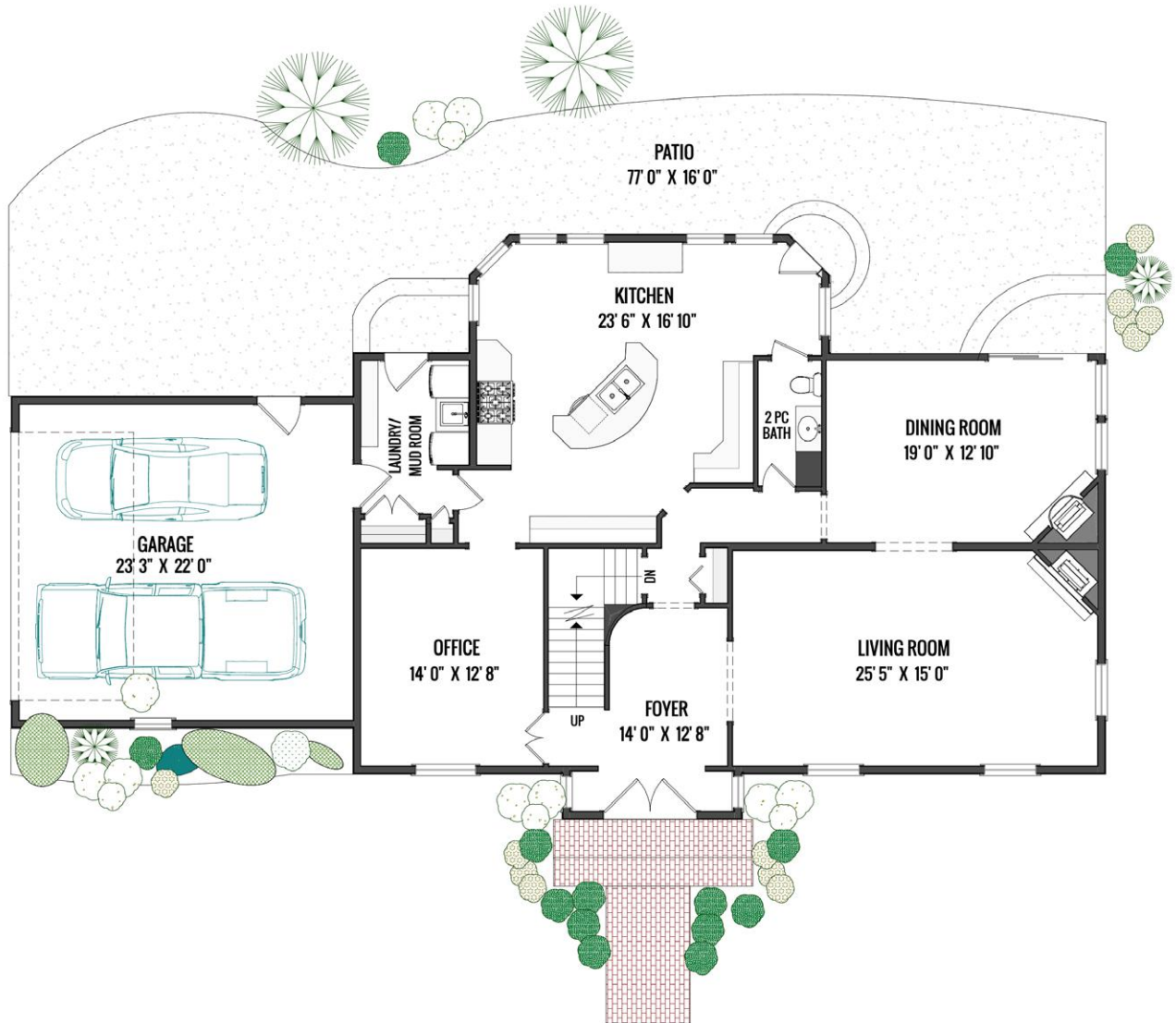
Located in the exclusive community of Eagle Ridge, this immaculately kept 4-bedroom, 4-bathroom home offers over 4,400 sq ft of finished living space. The large foyer exudes old world charm with its woodwork and vaulted ceiling to the 2nd level. The traditional layout of the main level provides for a living room with gas burning fireplace leading to the dining room with its large windows and a wood burning fireplace. This kitchen is its own living area; the chef in the family will love the 6-burner gas stove and abundance of storage. With a breakfast nook, island with breakfast bar, built in desk and access to the back patio, the whole family is sure to congregate here! A den, laundry/mud room and 2 pc bath finish this level. Ornate rich woodwork, solid core doors & crown moulding can be found throughout. 4 bedrooms & 2 bathrooms make up the 2nd level. The front bedroom with French doors and wet bar is the perfect location for a 2nd home office. The master suite is large enough for a King size bedroom set with walk-in closet and an en-suite with walk in shower, deep jetted tub & bidet. Set up for entertaining, the finished basement has a large rec room with wet bar and gas fireplace. There is a separate gym area with its own jacuzzi tub, 2 pc bath and sauna. New furnaces and hot water tank in the last 5 years. The manicured yard offers beautiful stamped patio and walkway, brick fences, mature trees, perennials and an irrigation system. Steps to Rockyview Hospital and Heritage Marina. Easy access to 14 St SW & Glenmore Tr. Minutes to Chinook Centre. Close to all amenities, schools, and golf.





# Welcome Home to

83 EAGLE RIDGE DR SW



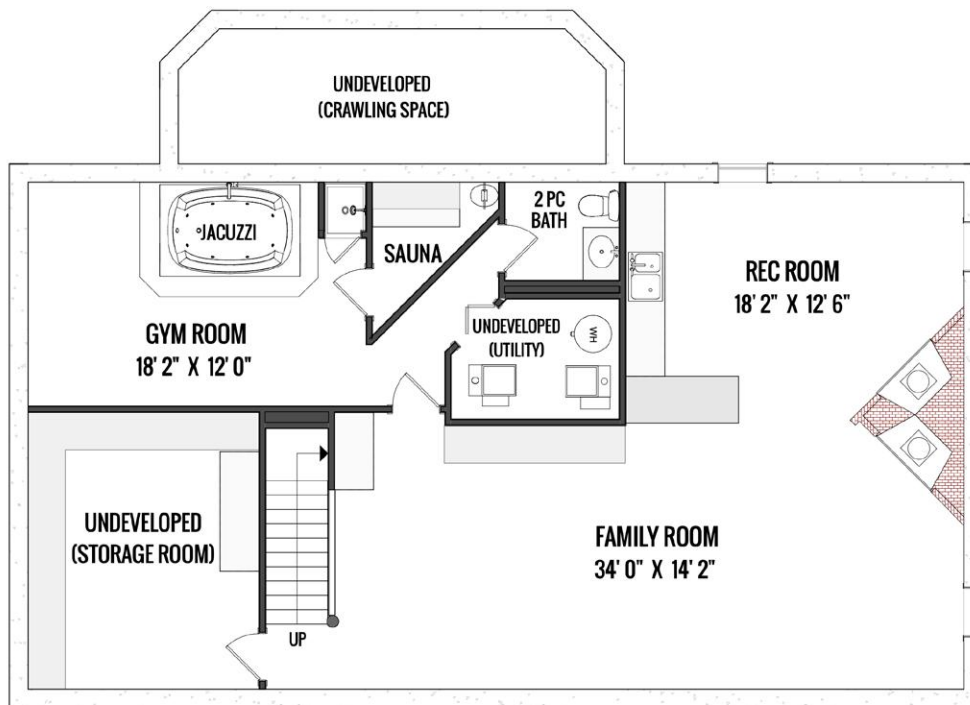
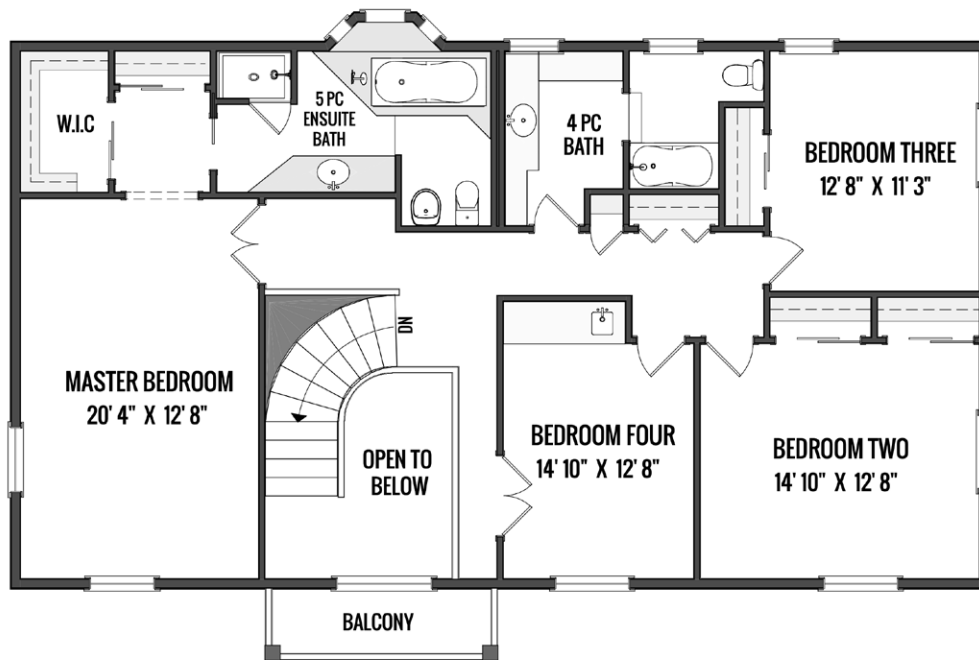
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