



\$ 5,850,000.00

## 909 RIDGE ROAD SW CALGARY

<https://paulbrinton.com>

Situated on one of the most coveted streets in Elbow Park, perched on the ridge above Elbow Park Tennis Club and dog park. With nearly three million dollars in extensive renovations, this home offers luxury design and finishes throughout. A true embodiment of indoor/outdoor living with a generous stone patio,...

- 5 beds
- 5 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey

**MLS ® #:** A1136564

**Type:** Detached

**Bedrooms:** 5

**Baths Half:** 2

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-25 11:12:14

**Bathrooms:** 5

**Bedrooms Above Grade:** 5

**Date added:** 09/09/21

**Two Piece Bath:** 2

**Lot size:** 12680 sq ft

**Year built:** 1950

**Parking:** Concrete Driveway, Garage Faces Front, Heated Garage, Insulated, Oversized, Triple Garage Attached

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 3

**Fireplace Features:** Gas,Mantle,Marble

**Exterior Features:** Built-in Barbecue,Fire Pit,Garden,Lighting,Private Yard

**District:** CAL Zone CC

**Total Parking:** 6

**Flooring:** Carpet,Hardwood,Tile

**Community Features:** Park,Schools Nearby,Playground,Sidewalks,Street Lights,Tennis Court(s),Shopping Nearby

**Fencing:** Fenced

**Cooling:** Central Air



**Inclusions:** Fire pit x 2 Fridge in the mudroom. Snooker table. Golf simulator. outdoor bbq and smoker. 3 subzero integrated panel fridge drawers in Kitchen. 30" subzero integrated panel freezer. subzero under-counter wine fridge in wine room. hidden tv in mirror in hall bathroom upstairs. steam oven in kitchen, two garburators and an instant hot water dispenser.

**Lot Features:** Back Yard,Backs on to Park/Green Space,Few Trees,Front Yard,Lawn,No Neighbours Behind,Landscaped,Native Plants,Underground Sprinklers,Private,Views

**Heating Type:** Forced Air,Natural Gas

**Interior Features:** Bar,Bookcases,Breakfast Bar,Built-in Features,Central Vacuum,Chandelier,Closet Organizers,Double Vanity,French Door,High Ceilings,Jetted Tub,Kitchen Island,Pantry,Recessed Lighting,Smart Home,Soaking Tub,Stone Counters,Storage,Tray Ceiling(s),Walk-In Closet(s),Wet Bar,Wired for Sound

**Roof Type:** Asphalt Shingle

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Levels:** Two

**Laundry features:** Laundry Room, Sink, Upper Level

**Zoning:** R-C1

**Transaction Type:** For Sale

**List Price Square Foot:** \$ 970.77

**Title Land:** Fee Simple

**Photo Count:** 50

**Rooms Above Grade:** 12

**Construction Materials:** Wood Frame,Wood Siding

**Suite:** No

**Foundation:** Poured Concrete

**Frontage Metres:** 30.46M 99`11"

**Appliances:** Bar Fridge,Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Refrigerator,Washer,Window Coverings

**Living Area SF:** 6026.16

**Subdivision Name:** Elbow Park

**Structure Type:** House

**Lot Size Acres:** 0.29



**Restrictions:** None Known

