268 Eagle Ridge Drive SW

Calgary | Active | MLS® A2356610

$6,540,000









Bedrooms	Bathrooms	Year Built	Living area
6	**8**	**2026**	**5,398.39 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Estate Professionals Inc.

A closer look

A rare opportunity to own brand-new, never-lived-in construction in one of Calgary's most established estate communities. This custom residence offers nearly 8,000 sq ft of meticulously crafted living space on a private 0.36-acre lot backing onto green space in prestigious Eagle Ridge. No expense was spared. A limestone and stucco exterior and a covered front portico open to interiors finished in white oak, walnut and porcelain slab, with extensive custom millwork and statement lighting in every principal room. Designed for both grand entertaining and everyday comfort, the home begins with a soaring two-storey foyer beneath a sculptural chandelier. Next comes a great room anchored by a floor-to-ceiling porcelain slab fireplace with walnut built-ins, and a glass-railed catwalk floats above. At the heart of the home is a spectacular chef's kitchen, featuring a fluted curved island, porcelain slab counters, Fisher & Paykel appliances, an integrated dishwasher and a wine cooler. An exceptional butler's kitchen adds a second Fisher & Paykel range, an integrated dishwasher and a Miele built-in coffee machine, keeping the main kitchen flawless while you host. A glass-enclosed walnut wine wall with LED lighting, a private office behind glass doors and formal dining complete the main level, along with a guest bedroom with its own ensuite and a custom walnut mudroom. Upstairs, two rear bedrooms, including the luxurious primary retreat, each open to a private balcony overlooking the green space. The primary also offers a custom walnut walk-in closet and a spa-inspired ensuite with a freestanding soaker tub and steam shower. Every bedroom is with its own ensuite, and the upper level also features a bonus lounge with a walnut feature wall. The fully developed lower level is a private resort, with a home theatre, fitness room, wet bar, and a spa with a cedar sauna. A guest suite there is ideal for extended family or visitors. Smart living is built in, with an integrated Control4 lighting and sound system, security and central air. In-floor heating warms the lower level and bathrooms. Triple-pane metal-clad windows and two laundry rooms with dry-cleaning machines complete the interior. Spectacular outdoor living includes an elevated glass-railed deck, a stone patio with a fire pit, mature trees, landscaped front gardens with landscape lighting, and a 4-car garage with black full-view glass doors. Here, the setting is established but the home is untouched: modern construction, modern systems and modern luxury, with nothing to update. This is a truly exceptional new-build offering in one of Calgary's most coveted communities.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356610
Bedrooms	6
Bathrooms	8
Year Built	2026
Property Type:	Residential
Property Sub Type:	Detached

Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	5,398.39 sq. ft.
Main Level Finished Area:	2,731.49 sq. ft.
Upper Level Finished Area:	2,666.91 sq. ft.
Below Grade Finished Area:	2,580.32 sq. ft.
Acreage:	No
Lot Area:	15,681 sq. ft.
Lot Frontage:	84'11"
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	11
Year built:	2026 (Age: 0)
Bedrooms:	6 (Above Grd: 5)
Bedrooms Above Grade:	5
Bedrooms On Main:	1
Bedrooms Below Grade:	1
Bathrooms:	8.0 (Full:6, Half:2)
Num Ensuite Baths:	6
Plan:	3566IA
Heating:	Central, In Floor, ENERGY STAR Qualified Equipment, Fireplace(s), Steam
Basement:	Full, Finished, Other

Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Stone, Stucco
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Hardwood
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Electric
Garage:	Yes
Parking:	Quad or More Attached
Parking Places:	8
Parking Total/Covered:	8 / -
Laundry Features:	In Basement, Upper Level
City Quadrant:	Southwest
Community:	Eagle Ridge (Calgary)
Appliances:	Bar Fridge, Built-In Freezer, Built-In Refrigerator, Dishwasher, Garburator, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Wine Refrigerator
Inclusions:	Miele Built-In Coffee Machine, Dry-Cleaning Machine
Restrictions:	None Known
Main Floor	Foyer · 16'7" × 11'11" ·
Main Floor	Bedroom · 17' × 12'11" ·
Main Floor	Dining Room · 13'11" × 11'5" ·
Main Floor	Kitchen · 23'7" × 19'6" ·
Main Floor	Living Room · 36'10" × 20' ·

Main Floor	Mud Room · 12'2" × 11' ·
Main Floor	Office · 18'3" × 14' ·
Main Floor	Spice Kitchen · 177' × 8' ·
Main Floor	Walk-In Closet · 11'4" × 4'8" ·
2nd Floor	Bedroom · 16'9" × 13'5" ·
2nd Floor	Bedroom · 17'2" × 13'10" ·
2nd Floor	Bedroom · 22' × 14' ·
2nd Floor	Family Room · 18'7" × 17'9" ·
2nd Floor	Laundry · 14'3" × 5'8" ·
2nd Floor	Bedroom - Primary · 19'2" × 15'2" ·
2nd Floor	Walk-In Closet · 15'4" × 8' ·
2nd Floor	Walk-In Closet · 8'10" × 6' ·
2nd Floor	Walk-In Closet · 8'1" × 5'6" ·
2nd Floor	Walk-In Closet · 14' × 5'1" ·
Basement	Steam Room · 111'2" × 14'7" ·
Basement	Bedroom · 15'11" × 13'3" ·
Basement	Exercise Room · 26'8" × 19' ·
Basement	Game Room · 27' × 18'11" ·
Basement	Media Room · 17'7" × 13'11" ·
Basement	Furnace/Utility Room · 20'11" × 12'9" ·
Basement	Walk-In Closet · 8'3" × 7'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Built-in Features, Central Vacuum, Recreation Facilities, Sauna, Smart Home, Steam Room
Exterior Features:	Balcony, BBQ gas line, Fire Pit, Private Yard

Patio And Porch Features:	Balcony(s), Front Porch, Rear Porch
Lot Features:	Backs on to Park/Green Space, Private
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-C1L
Listed Date:	Nov 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/268-eagle-ridge-drive-sw-calgary-a2356610/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 25, 2026 at 06:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 25, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.