

\$2,390,000 - 2213 Eagle Bend Place E, Rural Foothills County

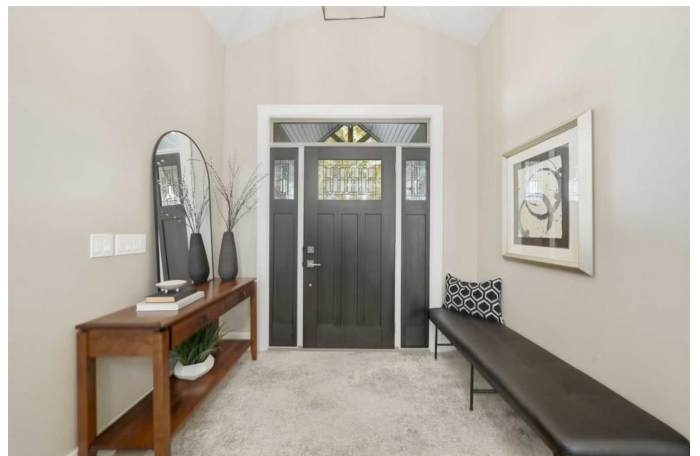
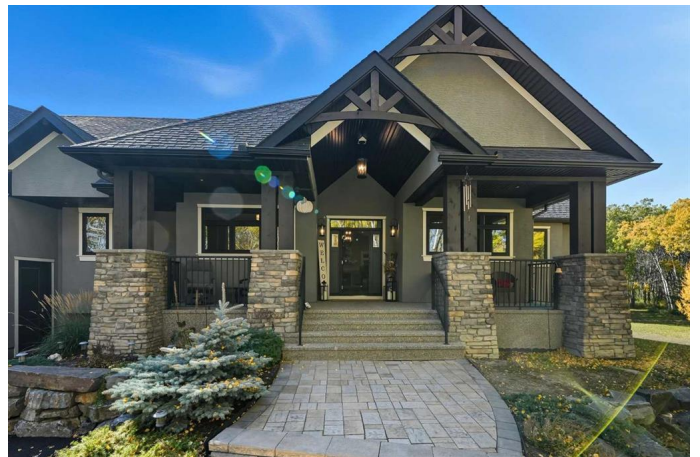
MLS® #A2264316

\$2,390,000

5 Bedroom, 5.00 Bathroom, 2,432 sqft
Residential on 2.98 Acres

NONE, Rural Foothills County, Alberta

Welcome to this exceptional family acreage retreat in the peaceful community of Eagle Bend Estates, set on nearly 3 acres of beautifully landscaped grounds just minutes south of Calgary. This stunning 3+2 bedroom, 4.5 bath bungalow combines timeless design, quality craftsmanship, and modern comfort—perfect for families seeking space, serenity, and connection to nature without sacrificing convenience. Step inside to discover a warm, inviting main level featuring over 2,400 sq ft of thoughtfully designed living space. Vaulted ceilings and large windows flood the open concept great room with natural light, complementing hardwood floors and a striking feature fireplace that anchors the space. The gourmet kitchen is the heart of the home—designed for family gatherings and entertaining alike—with sleek quartz countertops, a large centre island, built-in appliances including a Miele steam oven, and a fully paneled fridge and freezer for a seamless custom look. Adjacent to the kitchen, the spacious dining area and sunroom open to a covered patio for effortless indoor-outdoor living. The primary suite is a peaceful retreat with a generous walk-in closet and a luxurious ensuite featuring a soaker tub, steam shower, and dual vanities. Two additional bedrooms (one currently used as an office) on the main level share a stylish 3-piece bath, while a well-planned mudroom and laundry area



enhance everyday functionality. The fully developed lower level expands the living space with a large family and games area, wet bar, media room, two additional bedrooms each with a private ensuite—ideal for teens or guests. Comfort and quality are found throughout with central A/C, built-in sound, and abundant storage. Outdoors, this property truly shines. A paved lane leads to the home, framed by mature trees and meticulous landscaping. The oversized triple attached heated garage boasts 14-foot ceilings—perfect for large vehicles, hobbyists, or additional storage. A covered deck with infrared heaters, outdoor speakers and custom outdoor kitchen with BBQ oven and built-in grill create an ideal setting for outdoor entertaining. The nearly 3-acre lot includes gutter guards on the house, manicured lawns, a hot tub, greenhouse, and a sport court supplied by its own dedicated well, separate from the domestic well serving the home. Designed for families who love to live, entertain, and play, this property balances practicality with luxury. With underground sprinklers, thoughtful irrigation, and ample space to enjoy every season, it offers true country living with city convenience just minutes away. Located in a friendly, sought-after community close to schools, shopping, and major routes, this home provides the perfect blend of rural tranquility and urban accessibility. A rare offering where quality, comfort, and lifestyle come together—welcome home to Eagle Bend Estates.

Built in 2019

Essential Information

MLS® #	A2264316
Price	\$2,390,000
Bedrooms	5

Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,432
Acres	2.98
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	2213 Eagle Bend Place E
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 7A8

Amenities

Parking Spaces	3
Parking	Heated Garage, Oversized, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Freezer, Gas Cooktop, Range Hood, Refrigerator, Washer, Water Softener, Wine Refrigerator, Warming Drawer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Lighting, Outdoor Kitchen, Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Garden, Landscaped, Lawn, Many Trees, No Neighbours Behind, Treed, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 14th, 2025
Days on Market	17
Zoning	CRA

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.