



GRASSROOTS
REALTY GROUP

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10717 Eamon Road NW
Calgary, Alberta

MLS # A2244443



\$899,900

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,763 sq.ft.	Age:	1962 (63 yrs old)
Beds:	4	Baths:	2
Garage:	220 Volt Wiring, Double Garage Detached, Garage Door Opener, Garage Fac		
Lot Size:	0.70 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Many Trees, No Neig		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Full, Partially Finished

Exterior: Stucco, Wood Siding

Foundation: Poured Concrete

Features: Granite Counters, No Animal Home, No Smoking Home, Recessed Lighting, Storage

Water: Well

Sewer: Septic Field, Septic Tank

Condo Fee: -

LLD: -

Zoning: S-FUD

Utilities: -

Inclusions: Garage Heater. Kids PlayStructure & PlayHouse. Radon Detector

Here is the land and location you have been waiting for! In the middle of Eamon Rd with unobstructed views of the Rockies! Huge yard with approx .7 of an acre. Incredibly private location surrounded by trees its hard to believe you are still in Calgary. The house is a 3 level split with loads of space. The main floor area has an incredible kitchen with builtin Subzero fridge, a gas stove with custom hoodfan, recessed lighting, granite countertops and plenty of light espresso maple kitchen cabinets. There are hardwood floors throughout and tons of west facing windows providing all the natural light and views of the mountains you could ever want There is a good sized dining room just off the kitchen with plenty of space for any sized dining table. The living room overlooks the massive backyard and has a cozy free standing wood burning fireplace as its centre piece. There are two sliding glass doors leading out to the new and huge deck and patio features. An incredible space to entertain friends & family. Unlimited views and privacy from both decks. Upstairs you will find 4 bedrooms plus the main 4 pce bathroom. The 2nd bdrm has a cool hidden closet which would be great for storing kids clothing or toys. Every room in the house has incredible views. The 3rd level has a good sized home office/home gym, a newer 3 pce bathroom and tons of storage. There is a big storage/flex room and make sure to park in the crawl space~ there is unlimited space for storage that goes underneath almost the whole main floor. The double detached garage is drywalled and heated and makes for the perfect mechanics space. The heater is included and the workbench can be neg. Out front there is enough space to park 10 cars. Across and down the street you will find tennis/pickleball courts overlooking some walking trails and a nice lake. You have unlimited access to this park. There are

limited memberships available to the RockyRidge community Association as well. Give them a call for details. This is such an incredible opportunity to get into a location that rarely sees houses listed.