



GRASSROOTS
REALTY GROUP

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249 Eaton Terrace
Rural Rocky View County, Alberta

MLS # A2247156



\$1,474,900

Division:	Cambridge Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,643 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Driveway, Oversized, Quad or More Attached, See Remarks		
Lot Size:	0.19 Acre		
Lot Feat:	Level, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Open Floorplan		

Inclusions: N/A

Welcome to the brand new development of Knightsbridge in Cambridge Park. Minutes away from access to Stoney Trail and East Hills shopping centre. The EVERLY is a stunning estate home designed to blend luxury and practicality. Set on a generous 8208 sq ft lot, this home provides an expansive backyard and a side-drive FOUR car garage. These are not your typical cookie cutter homes. With 3,643 sq ft. of living space, this custom-built masterpiece features 5 spacious bedrooms and 4.5 beautifully designed bathrooms, offering ample room for family and guests. This home is loaded with upgrades including: Main floor full ensuite bath as well as an added powder room, ensuite bathrooms upstairs for added convenience, high ceilings & a Spice kitchen to enhance your culinary experiences. Inside, the main floor exudes elegance with rich hardwood flooring and 9 ft ceilings with 8 ft doors, and striking black-framed windows that invite natural light. The gourmet kitchen is a chef's dream, complete with an oversized island, a secondary spice kitchen, sleek stainless steel appliances. An open concept formal dining and living area set the stage for gatherings. The main floor also includes a separate flex room that can be perfect for a home office or a prayer room. The main floor also feature a spacious bedroom along with a 4 pc ensuite bathroom, perfect for multigenerational living. The primary suite on the upper floor is a true sanctuary with a freestanding tub and a custom-built closet. The home's thoughtful design continues with 3 more generous sized bedrooms on the second floor, a bonus room for entertaining, ensuite bathrooms for convenience, as well as a second floor laundry room. Step outside to enjoy a completed rear deck with steps leading to a private outdoor oasis. This home also offers a 4 car attached garage allowing plenty of space for extra

parking. This community is within minutes to Calgary, Chestermere, and East Hills, 18 minutes to Downtown Calgary, and provides quick access to Stoney Trail, Highway 1, and McKnight Blvd making it easy to get anywhere in and around the city. Located near shopping centres, public and private schools, Khalsa school's, parks, and many other amenities, while still offering quiet country-living with wide open green spaces, walking paths and playgrounds.