



**GRASSROOTS**  
REALTY GROUP

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10737 Eamon Road NW  
Calgary, Alberta

MLS # A2307479



**\$988,888**

<b>Division:</b>	Rocky Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split, Acreage with Residence		
<b>Size:</b>	1,390 sq.ft.	<b>Age:</b>	1959 (67 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Concrete Driveway, Double Garage Detached, Drive Thro		
<b>Lot Size:</b>	0.73 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Gentle Sloping, Landscaped, Lawn, Many Trees, Private, Rectan		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, See Remarks, Vinyl Siding, Wood Frame	<b>Zoning:</b>	S-FUD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Separate Entrance		

**Inclusions:** N/A

Enjoy acreage living with spectacular unobstructed mountain views inside city limits! This massive 0.73-acre corner parcel features S-FUD zoning, private well, and septic, offering country privacy with urban convenience. Featuring an upgraded country kitchen and premium mechanical upgrades, this home truly stands out—be sure to ask your agent to provide all the supplemental information including well water (shared with lot 10) and septic reports, upgrades list and dates, real property report, and floor plans. In the meantime, check out the pictures and virtual tour. Imagine yourself enjoying this massive lot, the visiting wildlife, gardening, or hosting everything from private family gatherings to high-end executive events, all while holding a smart investment with future development potential. The LRT is an easy walk just down Eamon Road, and amazing access to Stoney Trail and Crowchild Trail means both the city core and the mountains are at your absolute convenience. This location with these amenities and features is extremely rare. Don't miss out, call your favorite agent and book a private viewing right away.