



**GRASSROOTS**

REALTY GROUP

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10909 Eamon Road NW  
Calgary, Alberta

MLS # A2309549



**\$2,200,000**

<b>Division:</b>	Rocky Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	5,125 sq.ft.	<b>Age:</b>	1970 (56 yrs old)
<b>Beds:</b>	8	<b>Baths:</b>	6 full / 1 half
<b>Garage:</b>	Carport, Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.61 Acre		
<b>Lot Feat:</b>	Back Yard, Garden, Private, See Remarks		

<b>Heating:</b>	Central, In Floor, Forced Air, Heat Pump	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Slate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Concrete, Stone, Wood Frame	<b>Zoning:</b>	S-FUD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Beamed Ceilings, Ceiling Fan(s), Central Vacuum, Double Vanity, French Door, Granite Counters, Jetted Tub, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s)

**Inclusions:** Furniture for suites

Rare opportunity to own a luxury estate on 0.61 acres in NW Calgary with breathtaking views of the Canadian Rockies and over 5,125 sq.ft. of beautifully designed living space. Designed for luxury, comfort, and flexibility, this one-of-a-kind property is ideal for multigenerational living, large families, live-in caregivers, or those seeking exceptional space for extended family and guests. A fully approved City of Calgary Bed & Breakfast operation also offers future income potential or optional guest accommodations for the next owner. This custom-built home features 7 bedrooms, 7 bathrooms, an office/library, multiple family and living rooms, 3 gas fireplaces, and several private living areas with separate entrances. The upper-level wing above the garage includes 3 bedrooms, 2 bathrooms, kitchenette, and a spacious family room with fireplace &mdash; perfect for extended family, teenagers, guests, or nanny quarters. The fully developed walkout basement offers 2 bedrooms, 2 bathrooms, separate laundry, kitchenette, living room, and private entrances for additional flexibility and privacy. The gourmet kitchen showcases premium KitchenAid appliances, custom fridge, under-cabinet lighting, natural slate flooring, and in-floor heating. Luxurious finishes throughout include exotic hardwood flooring, custom wood stairs, custom windows and doors, designer lighting, surround sound, and LED pot lights. The spectacular primary retreat is a true private sanctuary featuring its own gas fireplace, stunning panoramic Rocky Mountain views, a spa-inspired ensuite with oversized Jacuzzi tub, steam shower, dual vanities, and a massive walk-in closet designed for luxury and comfort. Outdoor living is equally impressive with professionally landscaped grounds, stamped concrete, natural stone accents, covered backyard seating area, natural gas BBQ hookup,

hot tub rough-in, motion sensors, security cameras, and parking for 10&ndash;15 vehicles including RV/boat parking and designated guest stalls. The heated oversized double attached garage features rubber flooring, Wi-Fi garage door openers, pot lighting, A/C/heat pump, and direct access to the side shed. Additional highlights include 2 furnaces, 2 A/C units, 2 water heaters, 2 humidifiers, 2 central vacuums, water softener, well water and septic system with no city utility bills, plus FUD (Future Urban Development) zoning offering exceptional future potential. Walking distance to the Tuscany CTrain Station and close to schools, shopping, churches, and major roadways. All B&B guest rooms come fully furnished, making this an exceptional turnkey opportunity.