

10737 Eamon Road NW
Calgary, Alberta

MLS # A2307479



\$900,000

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

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

Huge (.73 acre), sunny SW exposure lot, spectacular unobstructed mountain views inside city limits! This massive corner lot features S-FUD zoning, private well, and septic, offering country privacy with urban convenience. Featuring an upgraded kitchen including granite tops and custom cabinetry, premium mechanical upgrades, and numerous interior and exterior improvements, 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.