



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**10909 EAMON Road, Calgary T3G 5H2**

MLS® #: **A2153324**

Area: **Rocky Ridge**

Listing Date: **07/29/24**

List Price: **\$2,499,000**

Status: **Active**

County: **Calgary**

Change: **-\$151k, 19-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1970**  
Lot Information  
Lot Sz Ar: **26,371 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **5,017**  
Low Sqft:  
Ttl Sqft: **5,017**

DOM

**51**  
Layout  
Beds: **9 (7 2 )**  
Baths: **6.5 (6 1)**  
Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **0**  
Garage Sz: **7**

Access:

Lot Feat:

Park Feat:

**Back Yard, Cul-De-Sac, Lawn, Garden, No Neighbours Behind, Landscaped, Many Trees, Street Lighting, Paved, Private, Rectangular Lot, Treed**

**Concrete Driveway, Covered, Enclosed, Garage Door Opener, Heated Garage, Oversized, Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **In Floor, Forced Air, Natural Gas**  
Sewer: **Septic Tank**  
Ext Feat: **Balcony, BBQ gas line, Fire Pit, Playground, Private Entrance, Private Yard**

Construction: **Cedar, Stucco, Wood Frame, Wood Siding**  
Flooring: **Carpet, Hardwood, Slate**  
Water Source: **Well**  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings**

Int Feat: **Built-in Features, Central Vacuum, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar**  
Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 8`5"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`0" x 15`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`8" x 15`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>24`3" x 14`9"</b>
<b>Sunroom/Solarium</b>	<b>Main</b>	<b>36`9" x 10`5"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>11`9" x 14`10"</b>
<b>Foyer</b>	<b>Main</b>	<b>7`4" x 8`11"</b>
<b>Laundry</b>	<b>Main</b>	<b>22`11" x 11`2"</b>
<b>Mud Room</b>	<b>Main</b>	<b>13`11" x 15`10"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>12`1" x 6`11"</b>

5pc Bathroom	Upper	12`2" x 10`0"
5pc Ensuite bath	Upper	9`4" x 14`11"
Bedroom	Upper	14`1" x 14`11"
Bedroom	Upper	14`0" x 14`11"
Dining Room	Upper	12`5" x 7`5"
Living Room	Upper	15`11" x 21`2"
Walk-In Closet	Upper	5`11" x 12`8"
4pc Bathroom	Basement	8`2" x 14`10"
Bedroom	Basement	14`2" x 13`8"
Kitchenette	Basement	6`7" x 10`7"
Furnace/Utility Room	Basement	11`8" x 10`11"

5pc Bathroom	Upper	5`8" x 15`0"
Bedroom	Upper	16`10" x 12`11"
Bedroom	Upper	12`2" x 15`4"
Bedroom	Upper	12`0" x 12`9"
Kitchen	Upper	8`7" x 13`8"
Bedroom - Primary	Upper	16`10" x 18`9"
3pc Bathroom	Basement	8`5" x 10`9"
Bedroom	Basement	17`7" x 10`1"
Cold Room/Cellar	Basement	31`5" x 6`7"
Game Room	Basement	21`7" x 14`0"
Furnace/Utility Room	Basement	4`8" x 7`2"

Legal/Tax/Financial

Title:	Zoning:
<b>Fee Simple</b>	<b>S-FUD</b>
Legal Desc:	<b>3892GP</b>

Remarks

Pub Rmks: **Experience unparalleled luxury of a magnificent multi-residence estate in the heart of NW Calgary. This custom-built masterpiece spans over 6000 sqft of opulent living space, set on a sprawling 0.63-acre lot surrounded by other stunning acreage properties. Enjoy breathtaking views of the majestic Canadian Rockies from multiple vantage points within the home, including the bedrooms, deck, and family room. Nestled in the prestigious Rocky Ridge neighborhood, this estate epitomizes elegance, functionality, and ultimate comfort. Boasting 8 expansive bedrooms, 1 office, 7 lavish washrooms, 2 family rooms, 1 grand living room, and 3 sophisticated gas fireplaces, every corner of this home exudes luxury. The interior is adorned with exotic hardwood flooring in the living and family rooms, and natural slate tiles in the kitchen, washrooms, and laundry room. The state-of-the-art kitchen is a chef's dream. Under-cabinet pot lights and a custom fridge enhance the kitchen's appeal, while in-floor heating in the kitchen and washrooms ensures year-round comfort. The professionally landscaped front yard and the fully fenced backyard with maintenance-free artificial turf provide ample space for outdoor activities and entertaining. The backyard features a huge covered sitting area, perfect for family gatherings, with a natural gas hookup for a BBQ and a hot tub rough-in available. The walkout basement, covered with a wooden deck, features three entrances and includes 2 bedrooms, 2 washrooms, a separate laundry room, and a living room—offering perfect guest accommodations. The double door heated triple attached garage, featuring AC and Wi-Fi garage door openers, adds further convenience. Outside, the expansive parking area can accommodate 15-20 cars, RVs, or boats, making it perfect for large gatherings or multi-vehicle families. Pot lights throughout the garage and a rubber floor create a versatile space that can also be used as a home gym. The garage provides access to a side shed and is connected to the above-garage portion of the home, which includes 3 bedrooms, 2 washrooms, and a massive family room with a gas fireplace. The home is equipped with LED pot lights and a surround sound system throughout, adding to the luxurious ambiance. Custom wooden stairs, windows, doors, and chandeliers throughout the home emphasize the exquisite craftsmanship. Notable features include a septic tank and well water, eliminating utility bills for water and sewage, and extensive outdoor amenities such as outdoor pot lights with programmable switches, motion sensors, security cameras, and storage sheds for your toys and tools. Additional highlights include apple wood, river stone, and Hardy plank exterior, natural stone on the porch, stamp concrete throughout the home. The property is zoned for Future Urban Development (FUD), providing endless possibilities for future use and investment, this estate provides both tranquility and convenience. \*\*\***(Please check brochure in supplements for more info!)****

Inclusions:	n/a
Property Listed By:	<b>Prep Ultra</b>

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**