



THE
A-TEAM

**RE/MAX
FIRST**

9 EATON Terrace, Rural Rocky View County T1Z 0A1

MLS®#: **A2191331** Area: **Cambridge Park** Listing Date: **01/30/25** List Price: **\$1,512,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Rural Rocky View County**
 Year Built: **2026**
 Lot Information
 Lot Sz Ar: **6,027 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Rectangular Lot**
 Park Feat: **Triple Garage Attached**

Finished Floor Area
 Abv Sqft: **3,502**
 Low Sqft:
 Ttl Sqft: **3,502**

DOM

2
Layout
 Beds: **5 (5)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **3**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer: **Sewer**
 Ext Feat: **Other**
 Construction: **Cement Fiber Board, Concrete, Wood Frame**
 Flooring: **Carpet, Hardwood, Tile**
 Water Source: **Co-operative**
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Gas Range, Refrigerator, See Remarks**
 Int Feat: **Open Floorplan**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Great Room	Main	16`9" x 16`5"	Kitchen	Main	10`0" x 17`5"
Dining Room	Main	11`0" x 13`6"	Bedroom	Main	10`0" x 11`2"
4pc Ensuite bath	Main		Bedroom - Primary	Upper	15`4" x 16`5"
5pc Ensuite bath	Upper		Bonus Room	Upper	11`5" x 13`6"
Bedroom	Upper	10`11" x 12`6"	Bedroom	Upper	10`10" x 12`0"
Bedroom	Upper	13`2" x 11`1"	5pc Ensuite bath	Upper	
4pc Bathroom	Upper		2pc Bathroom	Main	

Title: **Fee Simple**
 Zoning: **R-1**
 Legal Desc: **2410226**

Remarks

Pub Rmks: **Welcome to the brand new development of Knightsbridge in Cambridge Park. Exclusively offered by Canvas Homes, the EDEN is a stunning estate home designed to blend luxury and practicality. Set on a generous 6027 sq ft lot, this home provides an expansive backyard and a side-drive triple car garage. These are not your typical cookie cutter homes. With 3,502 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, Jack and Jill ensuites 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 flex room as well as a 4 pc ensuite bathroom. The primary suite on the upper floors 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, a Jack & Jill ensuite bathroom 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 triple 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.**

Inclusions: **Dishwasher, Gas Range, Refrigerator, See Remarks**
 Property Listed By: **Greater Property Group**

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



