



THE
A-TEAM

**RE/MAX
FIRST**

11 DUHRAM Way, Rural Rocky View County T1Z0A1

MLS® #: **A2164232** Area: **Cambridge Park** Listing Date: **09/09/24** List Price: **\$1,375,000**
 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: **2025**
Lot Information
 Lot Sz Ar: **6,674 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Rectangular Lot,See Remarks**
 Park Feat: **Triple Garage Attached**

Finished Floor Area
 Abv Sqft: **3,646**
 Low Sqft:
 Ttl Sqft: **3,646**

DOM

10
Layout
 Beds: **6 (6)**
 Baths: **5.0 (5 0)**
 Style: **3 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer: **Sewer**
 Ext Feat: **Other**

Construction: **Cement Fiber Board,Concrete,Stucco,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source: **Co-operative**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Range,Range Hood,Refrigerator,See Remarks,Washer**
 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	15`4" x 16`9"	Kitchen	Main	10`0" x 17`8"
Dining Room	Main	10`9" x 17`8"	Spice Kitchen	Main	6`2" x 11`5"
Bedroom	Main	11`6" x 11`9"	4pc Bathroom	Main	
Bedroom - Primary	Second	14`9" x 17`1"	5pc Ensuite bath	Second	
Bonus Room	Second	11`9" x 11`6"	Bedroom	Second	11`2" x 12`0"
Bedroom	Second	10`9" x 12`0"	Bedroom	Second	11`0" x 12`0"

4pc Ensuite bath
Bedroom
Game Room

Second
Third
Third

11`0" x 11`0"
13`1" x 15`0"

4pc Bathroom
3pc Bathroom

Second
Third

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1

2410226

Remarks

Pub Rmks:

Welcome to the brand new development of Knightsbridge in Cambridge Park. Exclusively offered by Canvas Homes, the Whitehaven is a stunning estate home designed to blend luxury and practicality. Set on a generous 6,600 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 3,646 sq ft of living space, this custom-built masterpiece features 5 spacious bedrooms and 5 beautifully designed bathrooms, offering ample room for family and guests. This home is loaded with upgrades including: Rooftop patios for outdoor living, Jack and Jill ensuites for added convenience, Main floor full bath, 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 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. The versatile third-story loft showcases a recreation area, a bedroom & a full bath providing additional space for guests or a large family. The rooftop patio offers a perfect space for entertaining outdoors or simply enjoying the beautiful long summer days. 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:
Property Listed By:

N/A
Greater Property Group

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



