



THE
A-TEAM

**RE/MAX
FIRST**

7 DUHRAM Way, Rural Rocky View County T1Z0A1

MLS®#: **A2164555** Area: **Cambridge Park** Listing Date: **09/10/24** List Price: **\$1,475,000**
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** Finished Floor Area
Year Built: **2025** Abv Sqft: **4,013**
Lot Information Low Sqft:
Lot Sz Ar: **6,695 sqft** Ttl Sqft: **4,013**
Lot Shape:
Access:
Lot Feat: **Back Yard,Rectangular Lot,See Remarks**
Park Feat: **Triple Garage Attached**

DOM

9
Layout
Beds: **6 (6)**
Baths: **5.5 (5 1)**
Style: **3 Storey**
Parking
Ttl Park: **6**
Garage Sz: **3**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Cement Fiber Board,Concrete,Stucco,Wood**
Heating: **Forced Air,Natural Gas** **Frame**
Sewer: **Sewer** Flooring: **Carpet,Hardwood,Tile**
Ext Feat: **Other** Water Source: **Co-operative**
Kitchen Appl: **Dishwasher,Dryer,Gas Range,Range Hood,Refrigerator,See Remarks,Washer**
Int Feat: **Open Floorplan** Fnd/Bsmt: **Poured Concrete**
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	10`0" x 15`5"	Spice Kitchen	Main	14`5" x 8`11"
Bedroom	Main	10`0" x 11`2"	4pc Ensuite bath	Main	
Bedroom - Primary	Second	15`4" x 16`5"	5pc Ensuite bath	Second	
Bonus Room	Second	11`5" x 13`6"	Bedroom	Second	13`2" x 11`1"
Bedroom	Second	10`10" x 12`0"	Bedroom	Second	10`11" x 12`6"

4pc Ensuite bath
Bedroom
Game Room
2pc Bathroom

Second
Third
Third
Main

12`2" x 11`1"
12`2" x 12`5"

4pc Bathroom
3pc Bathroom
Dining Room

Second
Third
Main

11`0" x 13`6"

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 "Eden" is a stunning estate home designed to blend luxury and practicality. Set on a generous 6,695 sq ft lot, this home provides an expansive backyard and a side-drive triple car garage. This it not your typical cookie cutter home. With over 4000 sq ft of living space, this custom-built floor plan features 6 spacious bedrooms and 5.5 bathrooms, offering plenty of space for large families. This home is loaded with upgrades including: A third storey loft with a bedroom and a bath, A rooftop patio for outdoor living, a main floor ensuite bathroom, Separate basement entrance, 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 great room and dining area set the stage for gatherings. The main floor also includes a separate formal dining/living room, 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 in closet. The home's thoughtful design continues with 3 more generous sized bedrooms on the second floor, a bonus room for entertaining, an ensuite bathroom in the second bedroom for added 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 withing 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



