



THE
A-TEAM

**RE/MAX
FIRST**

10 STRADDOCK Bay, Calgary T3H 2S8

MLS®#: **A2170382** Area: **Strathcona Park** Listing Date: **10/03/24** List Price: **\$1,299,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **3,713 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,352**
 Low Sqft:
 Ttl Sqft: **2,352**

DOM

14
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Pie Shaped Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Concrete, Stucco**
 Flooring: **Carpet, Hardwood, Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge, Dishwasher, Dryer, Electric Stove, Microwave, Oven, Range Hood, Refrigerator, Washer**
 Int Feat: **Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`6" x 6`4"
Dining Room	Main	10`6" x 14`3"
Kitchen	Main	18`6" x 11`1"
5pc Bathroom	Second	5`2" x 11`7"
Bedroom	Second	11`1" x 11`0"
Laundry	Second	11`6" x 0`0"
Walk-In Closet	Second	7`2" x 9`10"
Bedroom	Basement	9`9" x 10`9"
Game Room	Basement	19`5" x 16`9"

Room	Level	Dimensions
Breakfast Nook	Main	20`6" x 10`11"
Foyer	Main	5`1" x 11`0"
Living Room	Main	20`4" x 16`0"
5pc Ensuite bath	Second	15`0" x 15`8"
Bedroom	Second	12`9" x 10`7"
Bedroom - Primary	Second	14`11" x 14`11"
4pc Bathroom	Basement	7`10" x 12`7"
Other	Basement	20`6" x 19`11"
Furnace/Utility Room	Basement	6`5" x 7`10"

Legal/Tax/Financial

Title: Fee Simple
 Legal Desc: 2010264
 Zoning: SR

Remarks

Pub Rmks: **Open House: Oct 12: 12 pm - 2 pm. *Watch the video* . Unique, Modern, Elegant Luxurious Design! Welcome to this brand-new showstopper located in the heart of Calgary's SW, in one of the most sought-after communities, Strathcona Park. This stunning home offers over 3000 SQFT of meticulously designed living space, blending elegance and functionality for a truly sophisticated living experience. From its impressive curb appeal to the luxurious interior, every aspect of this home has been carefully crafted to leave you in awe. The exterior of the home features a high-end modern design, enhanced by expansive windows that fill the home with natural light while showcasing its bold architectural style. Stepping inside, you are welcomed by a spacious living room that exudes comfort and luxury, complete with a gas fireplace surrounded by striking, floor-to-ceiling designer tiles. This space is ideal for both cozy family gatherings and grand entertaining. Adjacent to the living room is the breakfast nook and dining area. This kitchen is designed to impress, featuring a large center island with stylish blue cabinetry, accented by designer pendant lighting. The kitchen is fully equipped with top-of-the-line stainless steel appliances, elegant white cabinetry, and stunning quartz countertops. A butler's pantry adds both style and convenience, providing extra storage space, and leads to a walk-in pantry to meet all your culinary needs. One of the standout features of the main floor is the bonus room, which boasts false ceilings, giving the space a grand feel, perfect for a home office, playroom, or additional lounge area. Attached to this bonus room is a private balcony, where you can enjoy your morning coffee. As you ascend the open staircase with its sleek spindle railings, you'll be captivated by the soaring tall windows that allow natural light to pour in, creating a bright and airy atmosphere. The upper level features three generously sized bedrooms, including the luxurious master retreat. The master bedroom is a true sanctuary, complete with a spa-inspired ensuite that includes dual sinks, a frameless glass shower, a soaker tub, and a private toilet area. The spacious walk-in closet provides ample storage and organization space. The other two bedrooms on this floor are equally spacious, with vaulted ceilings, adding to the room's charm and appeal. These rooms share a well-appointed bathroom with dual sinks, perfect for a growing family or guests. For added convenience, there is an upper-level laundry room, making everyday tasks simpler and more efficient. The fully finished basement expands the home's living space even further, featuring a recreation room complete with a built-in bar, perfect for hosting gatherings or creating a home theater. A fourth bedroom and a full bathroom in the basement completes the basement. This home is the epitome of modern luxury, combining style, functionality, and location.**

Inclusions: none
 Property Listed By: Diamond Realty & Associates LTD.

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











