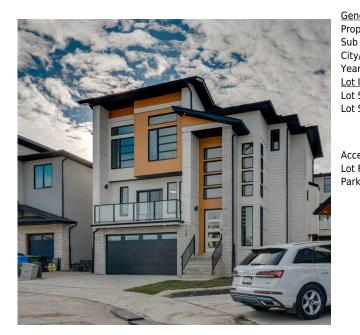


10 STRADDOCK Bay, Calgary T3H 2S8

MLS®#:	A2170382	Area:	Strathcona Park	Listing	10/03/24	List Price: \$1,229,900
Status:	Active	County:	Calgary	Date: Change:	-\$20k, 17-Jan	Association: Fort McMurray



eneral Information op Type:	Residential			<u>DOM</u> 110	
b Type:	Detached			Layout	
y/Town:	Calgary	Finished Floor Ar	ea	Beds:	4 (3 1)
ar Built:	2024	Abv Sqft:	2,352	Baths:	3.5 (3 1)
t Information		Low Sqft:	·	Style:	2 Storey
t Sz Ar:	3,713 sqft	Ttl Sqft:	2,352	-	-
t Shape:				Parking	
				Ttl Park:	4
				Garage Sz:	2
cess:					
t Feat:	Pie Shaped Lot				
rk Feat:	Double Garage	Attached			

Utilities and Features

Roof:	Asphalt	Construction:
Heating:	Forced Air	Concrete,Stucco
Sewer:		Flooring:
Ext Feat:	Balcony	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

Walk-In Closet Bedroom Game Room	Second Basement Basement	23`6" x 32`3" 32`0" x 35`3"	4pc Bathroom	Second	48`11" x 48`11"
Game Room		52 U X 55 5	Other	Basement Basement	25`8" x 41`3" 67`3" x 65`4"
	Dasement	63`9" x 55`0"	Furnace/Utility Room	Basement	21`1" x 25`8"
			Legal/Tax/Financial	Dasement	21 1 × 25 0
T ¹ 11					
Title:		Zoning:			
Fee Simple		SR			
Legal Desc:	2010264				
			Remarks		
Inclusions:	space, blending elega home has been carefu home with natural lig complete with a gas f Adjacent to the living accented by designer countertops. A butler the standout features additional lounge are spindle railings, you'l three generously size includes dual sinks, a The other two bedroo bathroom with dual s more efficient. The fu hosting gatherings on	ance and functionality for a truly so ully crafted to leave you in awe. Th sht while showcasing its bold archit fireplace surrounded by striking, flo groom is the breakfast nook and di r pendant lighting. The kitchen is fu r's pantry adds both style and conv s of the main floor is the bonus roo ea. Attached to this bonus room is a ll be captivated by the soaring tall ed bedrooms, including the luxuriou a frameless glass shower, a soaker oms on this floor are equally spacio sinks, perfect for a growing family o ully finished basement expands the	pphisticated living experience. From in e exterior of the home features a hig sectural style. Stepping inside, you ar por-to-ceiling designer tiles. This spa ning area. This kitchen is designed to ally equipped with top-of-the-line sta enience, providing extra storage spa m, which boasts false ceilings, giving a private balcony, where you can enjo windows that allow natural light to p us master retreat. The master bedrood tub, and a private toilet area. The sp us, with vaulted ceilings, adding to t or guests. For added convenience, the home's living space even further, fea	its impressive curb appeal t in-end modern design, enha re welcomed by a spacious I ce is ideal for both cozy fam o impress, featuring a large inless steel appliances, eleg ce, and leads to a walk-in p o the space a grand feel, per y your morning coffee. As y our in, creating a bright and om is a true sanctuary, comp acious walk-in closet provid he room's charm and appea ere is an upper-level laundr aturing a recreation room co	er 3000 SQFT of meticulously designed living to the luxurious interior, every aspect of this unced by expansive windows that fill the living room that exudes comfort and luxury, hily gatherings and grand entertaining. center island with stylish blue cabinetry, gant white cabinetry, and stunning quartz antry to meet all your culinary needs. One of rfect for a home office, playroom, or you ascend the open staircase with its sleek d airy atmosphere. The upper level features plete with a spa-inspired ensuite that les ample storage and organization space. I. These rooms share a well-appointed y room, making everyday tasks simpler and omplete with a built-in bar, perfect for asement. This home is the epitome of modern

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