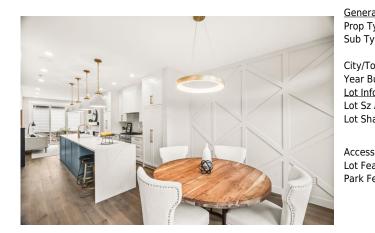


225 10 Street, Calgary T2E 4L9

MLS®#:	A2175471	Area:	Bridgeland/Riverside	Listing	10/25/24	List Price: \$1,049,900
				Date:		
Status:	Active	County:	Calgary	Change:	None	Association: Fort McMurray



eral Information				DOM	
Type:	Residential			57	
Type:	Semi Detached	(Half		<u>Layout</u>	
	Duplex)	Finished Floor Ar	ea	Beds:	4(31)
Town:	Calgary	Abv Sqft:	1,884	Baths:	4.5 (4 1)
Built:	2024	Low Sqft:		Style:	3 Storey,Side by Side
nformation		Ttl Sqft:	1,884		
Sz Ar: Shape:	2,425 sqft			Parking	_
				Ttl Park:	2
				Garage Sz:	2
SS:					
eat:	Back Lane,Bac	k Yard			
Feat:	Double Garage	Detached			

Utilities and Features

Roof:	Asphalt Shingle	cod Air	Construction:						
Heating: Sewer:	In Floor Roughed-In,Fireplace(s),For			Concrete,Wood Frame,Wood Siding					
Ext Feat: Private Entrance,Private Yard			Flooring: Ceramic Tile,Hardwood,Vinyl Plank Water Source:						
			Fnd/Bsmt:	Fnd/Bsmt:					
		Poured Concrete Dishwasher,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator							
Kitchen Appl:	Dishwasher,Garage								
Int Feat:	Built-in Features,Do	uble Vanity, High Ceilings, Kitchen Is	(itchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Walk-In Closet(s),Wet Bar,Wired						
	for Sound	for Sound							
Utilities:									
			Room Information						
Room	Level	Dimensions	Room	Level	Dimensions				
Dining Room	Main	10`2" x 11`8"	2pc Bathroom	Main	4`10" x 5`2"				
Kitchen	Main	15`5" x 12`9"	Living Room	Main	12`4" x 11`0"				
-	Main Main	15`5" x 12`9" 11`0" x 5`3"	Living Room Bedroom - Primary	Main Second	12`4" x 11`0" 15`9" x 11`7"				
Kitchen	Main		-						
Kitchen Mud Room	Main ath Second	11`0" x 5`3"	Bedroom - Primary	Second	15`9" x 11`7"				

3pc Bathroom Bedroom Game Room	Third Basement Basement	4`11" x 7`8" 11`1" x 10`4" 10`11" x 16`0"	Family Room 3pc Bathroom	Third Basement	9`0" x 12`10" 8`1" x 4`11"		
			Legal/Tax/Financial				
Title: Fee Simple Legal Desc:	2411090	Zoning: DC	Remarks				
Pub Rmks: Inclusions: Property Listed By:	Remarks This exceptional new build showcases the highest quality finishes with meticulous attention to detail. This is a fantastic opportunity to own a brand-new home. A unique three-story modern farmhouse with a well-thought-out floor plan, west-facing backyard, and over 2,638 total square feet built by BILD award-winning builder Green Cedar Homes. Upon entry, you're greeted by a spacious foyer leading into the dining area with custom wall panelling and showcasing ample natural sunlight from the large windows. The stunning kitchen features a quartz countertop, a centre kitchen waterfall island, a white and gold hexagon backsplash, and luxury Fisher & Paykel built-in appliances. Black handles and black & gold faucets, fireplace in the great room with stone surround and mudroom with beautiful black hexagon tiled floor. The second level includes a 9' ceiling, a massive primary bedroom with a remarkable five-piece ensuite, dual vanity, a custom shower, and a large walk-in closet—another great primary bedroom with a three-piece ensuite bath, and a walk-in closet. The laundry room is conveniently located on the second level, with a sink and lots of storage. Heading to the third level, you'll find a massive entertaining area/Bonus room, wet bar, three-piece bath, another great-sized bedroom, and a large balcony looking over beautiful views of downtown and the city. The fully finished basement features a rec room, wet bar, another bedroom, and a three-piece bath. This house offers upgrades such as rough-ins for the central vac, built-in speakers, and in-floor heat in the basement. This home is conveniently located just minutes from Downtown, Off-leash Park, Calgary Zoo, Bow River, Telus Spark Science Centre, Playground, Schools, Memorial Station, and all the trendy shops and restaurants of Bridgeland. Call today to book a private viewing. N/A Century 21 Bravo Realty						

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



