

# \$1,199,900 - 10 Straddock Bay Sw, Calgary

MLS® #A2170382

**\$1,199,900**

4 Bedroom, 4.00 Bathroom, 2,352 sqft  
Residential on 0.09 Acres

Strathcona Park, Calgary, Alberta

Open House: March 9th 130 - 330 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.

Built in 2024

## Essential Information

MLS® #	A2170382
Price	\$1,199,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,352
Acres	0.09
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	10 Straddock Bay Sw
Subdivision	Strathcona Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2S8

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Bar, Built-in Features, Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Closet Organizers, Double Vanity, See Remarks
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Bar Fridge, Dryer, Oven, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony
Lot Description	Pie Shaped Lot
Roof	Asphalt
Construction	Concrete, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 3rd, 2024
Days on Market	160
Zoning	SR

### **Listing Details**

Listing Office	Diamond Realty & Associates LTD.
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