



# 10 Straddock Bay Calgary Alberta

\$1,299,900

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 a...

5pc Bathroom 5.17 Ft x 11.58 Ft  
 5pc Bathroom 15.00 Ft x 15.67 Ft  
 Bedroom 11.08 Ft x 11.00 Ft  
 Bedroom 12.75 Ft x 10.58 Ft  
 Laundry room 11.50 Ft  
 Primary Bedroom 14.92 Ft x 14.92 Ft

Other 20.50 Ft x 19.92 Ft  
 Recreational, Games room 19.42 Ft x 16.75 Ft  
 Furnace 6.42 Ft x 7.83 Ft  
 2pc Bathroom 5.50 Ft x 6.33 Ft  
 Breakfast 20.50 Ft x 10.92 Ft  
 Dining room 10.50 Ft x 14.25 Ft

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Listing Presented By:



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**RE/MAX REAL ESTATE  
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Other 7.17 Ft x 9.83 Ft

4pc Bathroom 7.83 Ft x 12.58 Ft

Bedroom 9.75 Ft x 10.75 Ft

Foyer 5.08 Ft x 11.00 Ft

Kitchen 18.50 Ft x 11.08 Ft

Living room 20.33 Ft x 16.00 Ft