



# 6 Straddock Bay Calgary Alberta

\$1,095,000

WATCH THE VIRTUAL TOUR OF THIS BRAND NEW HOME IN STRATHCONA PARK | 4 BEDS + 3.5 BATHROOMS | OVER 2700 SQ FT OF LIVING SPACE | WEST BACKYARD | 2 STOREY | ATTACHED DOUBLE GARAGE | ROUGHED IN AIR CONDITIONING | MATURE NEIGHBOURHOOD | CUSTOM CABINETRY | LANDSCAPING INCLUDED | This brand new 2 storey fully finished home seamlessly combines high-style design with casual everyday practicality. Located in the prestigious and mature community of Strathcona Park within walking distance to great public and private schools and close to the extensive walking paths that wind through a tranquil ravine. High-end designer details immediately impress upon entry with soaring ceilings, stunning herringbone hardwood flooring, built-in speakers and a/c roughed-in. Stylish elements continue into the main floor living area with an open floor plan that is perfectly situated along the wall of windows bathing it in natural light. The decadent kitchen will inspire any chef with contemporary cabinetry, modern light fixtures, stainless steel appliances including a gas stove and timeless subway backsplash all centred around the large island in a trendy shade of blue for a pop of colour. Encased in windows the dining room is an elegant entertaining space with extended cabinetry and designer lighting. Put your feet up in the gorgeous living room in front of the modern focal fireplace with full-height tile surround and built-ins to display art and decor. The upper level bonus room features those same gorgeous hardwood floors and a funky feature wall creating an inviting place to gather. At the end of the day retreat to the primary oasis - a true owner's escape thanks to the expansive walk-in closet and lavish ensuite. Take a soothing dip in the deep soaker tub or feel rejuvenated in the oversized rain shower, dual sinks and loads of storage take the functionality of this space to the next level.

2 ...

Family room 16.67 Ft x 13.83 Ft  
 Furnace 11.17 Ft x 6.67 Ft  
 Bedroom 10.08 Ft x 9.08 Ft  
 3pc Bathroom .00 Ft x .00 Ft  
 Kitchen 17.33 Ft x 9.00 Ft

2pc Bathroom .00 Ft x .00 Ft  
 Bonus Room 18.67 Ft x 8.33 Ft  
 Laundry room 7.92 Ft x 5.67 Ft  
 Primary Bedroom 13.50 Ft x 13.00 Ft  
 Bedroom 14.17 Ft x 9.58 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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RE/MAX HOUSE OF REAL ESTATE

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**RE/MAX REAL ESTATE  
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Dining room 11.17 Ft x 7.75 Ft  
Living room 15.42 Ft x 14.50 Ft  
Foyer 12.17 Ft x 4.75 Ft

Bedroom 12.33 Ft x 10.17 Ft  
5pc Bathroom .00 Ft x .00 Ft  
5pc Bathroom .00 Ft x .00 Ft