



## 225 10 Street Calgary Alberta

\$1,049,900

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. (id:6769)

Primary Bedroom 15.75 Ft x 11.58 Ft

3pc Bathroom 10.50 Ft x 6.92 Ft

Laundry room 6.75 Ft x 7.08 Ft

Primary Bedroom 13.67 Ft x 11.00 Ft

Other 8.92 Ft x 7.92 Ft

5pc Bathroom 13.75 Ft x 7.42 Ft

Bedroom 11.08 Ft x 10.33 Ft

3pc Bathroom 8.08 Ft x 4.92 Ft

Recreational, Games room 10.92 Ft x 16.00 Ft

Dining room 10.17 Ft x 11.67 Ft

2pc Bathroom 4.83 Ft x 5.17 Ft

Kitchen 15.42 Ft x 12.75 Ft

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

Listing Presented By:



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<http://www.tihomes.ca/>



CIR

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Bedroom	11.75 Ft x 12.92 Ft	Living room	12.33 Ft x 11.00 Ft
3pc Bathroom	4.92 Ft x 7.67 Ft	Other	11.00 Ft x 5.25 Ft
Family room	9.00 Ft x 12.83 Ft		