



## 8240 10 Street Calgary Alberta

\$1,349,000

Discover the perfect blend of space, comfort, and modern living in this stunning architecturally designed home, boasting 6 BEDROOMS and 4 full bathrooms. As you enter, the main level welcomes you with a bright and airy, 2-storey foyer, leading into a spacious living room that's a true dream. All recently renovated with a NEW KITCHEN, FLOORING, NEW FINISHED BASEMENT and PAINT. Large windows flood the space with natural light, enhancing the warmth provided by the see-through gas fireplace. The living room flows seamlessly into the dining room, a perfect spot for entertaining, family meals or game nights. The brand new kitchen is a chef's delight, featuring quartz countertops and striking blue cabinetry that adds a vibrant touch to the home. Step outside to your private outdoor oasis, featuring a patio with a deck and terrace, perfect for entertaining or relaxing. Stunning, mature trees give you privacy and shade. The paved area is perfect for the hot tub / spa setup, surrounded by trees that provide a serene environment. On the second floor, escape to the primary bedroom, complete with a private 4-piece ensuite and enormous walk-in closet. An additional bedroom / home gym with its own closet and a separate 3-piece bathroom offer comfort and convenience. The third level continues to impress with THREE more bedrooms, highlighted and used currently as a large office space, ideal for working from home or personal projects. The lower level retreat is perfect for family gatherings, with a cozy family room, laundry room, 3-piece bathroom, and convenient access to the mud-room and garage. The basement expands your living space with a versatile sixth bedroom, a storage area, a living room, complete with a 3-piece en-suite bathroom. Should your needs change, this lower level, could be a completely SEPARATE LIVING SPACE. The property also includes an oversized, double detached...

Bedroom 15.25 Ft x 11.67 Ft

Primary Bedroom 11.67 Ft x 15.75 Ft

3pc Bathroom 5.08 Ft x 9.25 Ft

4pc Bathroom 10.08 Ft x 9.00 Ft

Other 10.33 Ft x 9.33 Ft

Bedroom 15.00 Ft x 19.17 Ft

Laundry room 8.08 Ft x 9.58 Ft

Other 9.08 Ft x 12.67 Ft

Furnace 8.42 Ft x 15.17 Ft

3pc Bathroom 7.42 Ft x 6.33 Ft

Bedroom 12.92 Ft x 23.67 Ft

Storage 10.92 Ft x 6.50 Ft

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**Bedroom** 11.17 Ft x 16.42 Ft

**Bedroom** 10.92 Ft x 12.00 Ft

**Family room** 14.50 Ft x 23.17 Ft

**3pc Bathroom** 5.92 Ft x 9.58 Ft

**Other** 10.00 Ft x 5.25 Ft

**Bonus Room** 10.75 Ft x 13.42 Ft

**Foyer** 6.92 Ft x 7.33 Ft