

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

MLS® #A2212097

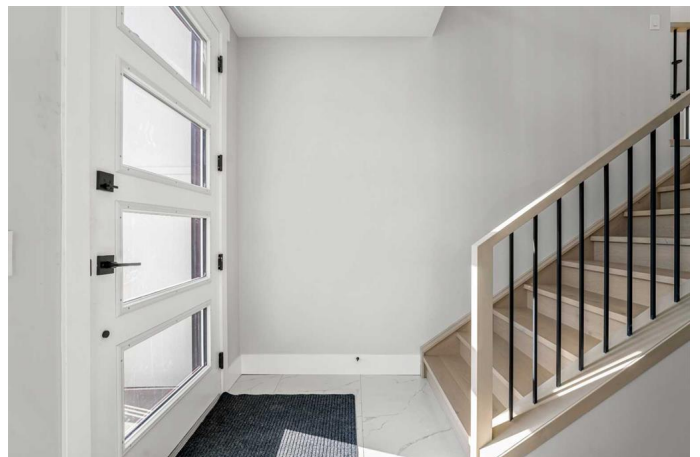
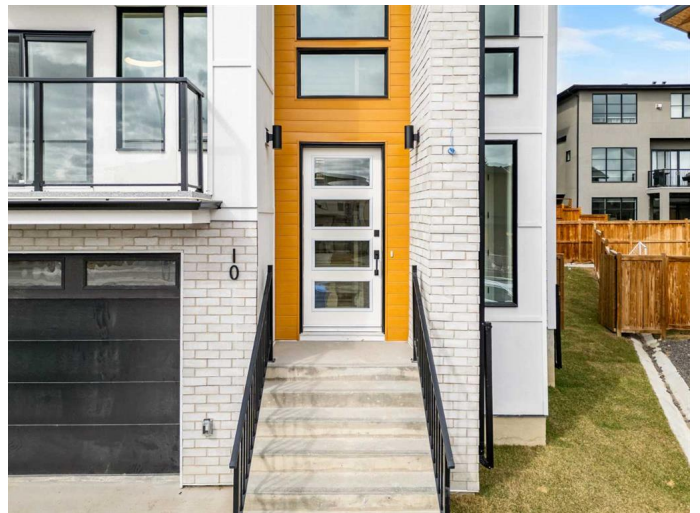
**\$1,199,900**

4 Bedroom, 4.00 Bathroom, 2,352 sqft

Residential on 0.09 Acres

Strathcona Park, Calgary, Alberta

Welcome to this exceptional new residence, situated in the heart of Calgary's sought-after southwest community of Strathcona Park. This exquisite home offers over 3,000 SQUARE FEET of thoughtfully designed living space, seamlessly combining elegance and practicality to create a refined and comfortable lifestyle. From the moment you arrive, the impressive curb appeal sets the tone. This exterior showcases a sleek, high-end MODERN DESIGN, with expansive windows that flood the interior with natural light and emphasize the bold architectural features of the home. Inside, the main living room welcomes you with a sense of sophistication. A gas fireplace is the focal point, surrounded by dramatic floor-to-ceiling designer tile, making this space ideal for both intimate family moments and larger gatherings. Adjacent to the living area is a bright and inviting BREAKFAST NOOK and DINING SPACE. The kitchen is a true showpiece, designed with both aesthetics and functionality in mind. It features a LARGE CENTER ISLAND with striking cabinetry and is illuminated by elegant pendant lighting. Top-of-the-line stainless steel appliances and stunning quartz countertops complete the space. A BUTLER'S PANTRY provides additional storage and connects to a walk-in pantry, ensuring convenience for all your culinary needs. One of the highlights of the main level is the BONUS ROOM, designed with false ceilings that add a sense of grandeur. This space is ideal for a home office,



playroom, lounge area or a larger dining room for big gatherings. It also includes access to a PRIVATE BALCONY, offering a quiet retreat to enjoy your morning coffee. As you ascend the open staircase with sleek spindle railings, tall windows continue to bathe the home in NATURAL LIGHT, creating a bright and airy ambiance. The upper floor features three generously sized bedrooms, including a luxurious primary suite. The primary retreat offers a spa-like ensuite complete with dual sinks, a frameless glass shower, a soaker tub, and a private water closet. A spacious walk-in closet ensures plenty of room for storage and organization. The remaining two bedrooms also offer ample space and are enhanced by VAULTED CEILINGS, adding character and charm. They share a beautifully designed bathroom with dual sinks, ideal for a family or guests. For added convenience, the UPPER LEVEL includes a dedicated LAUNDRY room to simplify daily routines. The fully FINISHED BASEMENT extends the home's living space, offering a large recreation area with a built-in bar—perfect for entertaining or relaxing with a home theatre setup. A FOURTH BEDROOM and full bathroom complete the lower level, providing additional space for guests or extended family. Located in the family friendly neighborhood of Strathcona Park, this home is CLOSE TO AMENITIES including schools, restaurants, shopping and just minutes away from Bow Trail, Sarcee Trail and Stoney Trail, making commuting a breeze!

Built in 2024

### **Essential Information**

MLS® #	A2212097
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, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Bar Fridge, Oven
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 Shingle
Construction	Brick, Composite Siding, Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 21st, 2025
Days on Market	3
Zoning	DC

### **Listing Details**

Listing Office	eXp Realty
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