



\$ 1,099,000.00

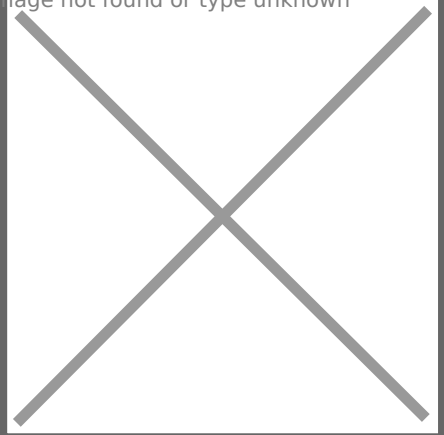
## 18 STRADDOCK BAY SW CALGARY

<https://paulbrinton.com>

Luxury living at its finest. A brand new show stopper! Excellent pre-construction opportunity in Strathcona Park. Ken Homes presents you with 18 Straddock Bay featuring over 3400 square feet of living space with modern design and high-end finishings that will leave you at a wow. This gorgeous house located on...

- 4 beds
- 4 baths
- Detached
- Residential
- Active

Image not found of type unknown



## BASIC FACTS

**Style:** 2 Storey

**MLS ® #:** A1162605

**Type:** Detached

**Bedrooms:** 4

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-30 17:30:17

**Bathrooms:** 4

**Bedrooms Above Grade:** 3

**Date added:** 11/20/21

**Two Piece Bath:** 1

**Lot size:** 4306 sq ft

**Year built:** 2022

**Parking:** Double Garage Attached

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Fireplace Features:** Gas

**Exterior Features:** Other

**District:** CAL Zone W

**Inclusions:** none

**Lot Features:** Pie Shaped Lot

**Heating Type:** Forced Air,Natural Gas

**Total Parking:** 4

**Flooring:** Hardwood

**Community Features:** Schools  
Nearby,Playground,Sidewalks,Street  
Lights,Shopping Nearby

**Fencing:** Fenced

**Cooling:** Central Air,Rough-In

**Interior Features:** Breakfast Bar,Built-in  
Features,Closet Organizers,No Animal  
Home,No Smoking Home,Open  
Floorplan,Pantry,See Remarks,Soaking  
Tub,Walk-In Closet(s)

**Roof Type:** Shingle



## PROPERTY INFORMATION

**Basement:** Finished, Full

**Laundry features:** Upper Level

**Transaction Type:** For Sale

**Photo Count:** 10

**Construction Materials:**

Stone,Stucco,Wood Frame

**Foundation:** Poured Concrete

**Appliances:** Bar

Fridge,Dishwasher,Dryer,Gas

Range,Microwave,Refrigerator,Washer

**Subdivision Name:** Strathcona Park

**Lot Size Acres:** 0.10

**Levels:** Two

**Zoning:** R-C1

**List Price Square Foot:** \$ 438.72

**Rooms Above Grade:** 8

**Suite:** No

**Frontage Metres:** 7.80M 25`7"

**Living Area SF:** 2505.00

**Structure Type:** House

**Restrictions:** None Known

