



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**954 DRURY Avenue, Calgary T2E 0M2**

MLS® #: **A2115436**

Area: **Bridgeland/Riverside**

Listing Date: **03/16/24**

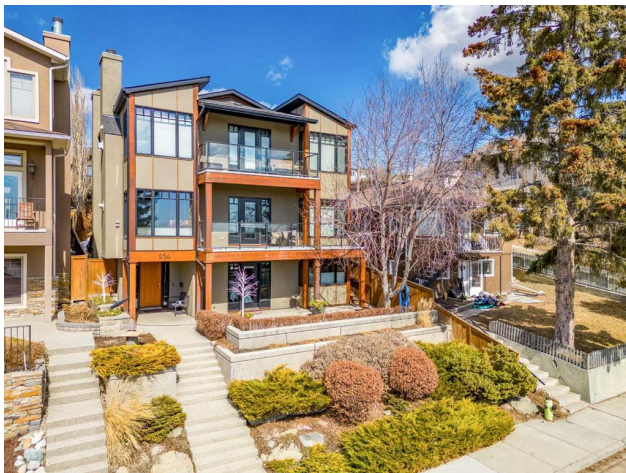
List Price: **\$1,899,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2001**  
Lot Information  
Lot Sz Ar: **4,994 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **3,057**  
Low Sqft:  
Ttl Sqft: **3,057**

DOM

**64**  
Layout  
Beds: **4 (3 1 )**  
Baths: **4.5 (4 1)**  
Style: **2 Storey**

Parking

Ttl Park: **3**  
Garage Sz: **3**

Access:

Lot Feat:

**Back Lane,Back Yard,City Lot,Front Yard,Garden,Low Maintenance Landscape,Landscaped,Street Lighting,Underground Sprinklers,Yard Lights,Rectangular Lot,See Remarks,Sloped,Sloped Down,Treed,Views,Waterfall**

Park Feat:

**220 Volt Wiring,Alley Access,Concrete Driveway,Garage Door Opener,Guest,Heated Garage,Insulated,On Street,Other,Paved,Triple Garage Detached,Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Courtyard,Garden,Other,Permeable Paving,Private Yard**

Construction: **Stucco,Wood Frame,Wood Siding**  
Flooring: **Ceramic Tile,Hardwood,Laminate,Slate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Refrigerator,Convection Oven,Dishwasher,Dryer,Electric Range,Freezer,Garage Control(s),Garburator,Gas Range,Instant Hot Water,Microwave,Range Hood,Warming Drawer,Washer,Washer/Dryer Stacked,Water Softener,Window Coverings**  
Int Feat: **Bar,Breakfast Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Chandelier,Closet Organizers,Double Vanity,French Door,Granite Counters,Jetted Tub,Kitchen Island,Natural Woodwork,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,See Remarks,Separate Entrance,Soaking Tub,Stone Counters,Storage,Sump Pump(s),Track Lighting,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`11" x 5`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`7" x 11`3"</b>
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>13`11" x 27`10"</b>	<b>Living Room</b>	<b>Main</b>	<b>23`2" x 21`2"</b>

4pc Bathroom	Upper	7`9" x 7`11"	6pc Ensuite bath	Upper	10`4" x 11`5"
Bedroom	Upper	11`1" x 14`6"	Bedroom	Upper	11`2" x 11`5"
Laundry	Upper	7`6" x 11`5"	Bedroom - Primary	Upper	19`3" x 21`2"
4pc Bathroom	Basement	7`10" x 9`7"	Bedroom	Basement	10`10" x 13`3"
Eat in Kitchen	Basement	10`0" x 14`10"	Game Room	Basement	12`9" x 16`6"
Furnace/Utility Room	Basement	17`0" x 10`8"	3pc Bathroom	Main	6`8" x 5`10"
Office	Main	22`6" x 27`8"	Office	Main	10`0" x 10`0"
Furnace/Utility Room	Main	26`3" x 23`0"			

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple R-C2**

Legal Desc: **8150AN**

Remarks

Pub Rmks: **Discover one of Bridgeland's most exquisite homes, boasting captivating views of Calgary's downtown skyline. This residence is tailored to meet the demands of discerning buyers with a flair for European craftsmanship and a contemporary design by Nels Pederson. Throughout, you'll encounter stunning, naturally appealing elements, from gleaming leather-wrapped counters to slate tile and authentic mahogany cabinetry. The kitchen is truly a culinary haven, meticulously designed to accommodate every facet of food preparation, cooking, baking, and entertaining. Featuring Fisher & Paykel appliances, a dedicated baking center, prep station, dual sinks, wine fridge, and a warming drawer, this kitchen is a masterpiece in itself. The open-concept main floor offers a space where you can bask in the warmth of a cozy fireplace while watching the Calgary Tower's ever-changing hues. It's also a perfect setting for gatherings with ample room for all. An elegant formal dining room extends your entertaining options, leading to French doors that open onto the professionally landscaped backyard. Here, you can relax in the hot tub while enjoying the soothing sounds of a flowing water pond. The spacious deck provides an ideal spot for outdoor dining and barbecues. A stone pathway leads you to the two-story, three-car garage, which offers an extra 800 square feet of versatile office, gym, or hobby space. The upper floor features a double bay and a single bay, suitable for parking your vehicles or using the single bay as a workshop. The lower level of this structure currently serves as a fully functional professional office with a 3-piece bathroom, wet bar, and adaptable work area, perfect for client meetings or as a separate living apartment. Moving back to the main house, the upper floor boasts a primary suite reminiscent of a luxury hotel. It provides a breathtaking, 5-star view of the city, both from within the room and from the private balcony. A spa-like 6-piece ensuite and a custom-designed walk-in closet add to the opulence. Two additional bedrooms, a bathroom, and a generously lit laundry room with storage complete this level. But that's not all! The legal one-bedroom basement suite offers a full kitchen, laundry, dining, and living area, with its private walk-out entry as well as internal access from the main home. This versatile space presents an excellent opportunity for generating extra income or personal enjoyment. Currently operating as a consistently booked Airbnb suite, it is a testament to its potential. Situated within walking distance to Bridgeland's abundant restaurants, shops, schools, and parks, including the Calgary Zoo and Telus Spark Science Centre, this home offers a remarkable lifestyle. In just 20 minutes, you can even stroll to the downtown core! \*1 bedroom suite w/separate entrance that is always in high demand on Airbnb, plus an additional separate office space that can be used for your home business or rent it out!**

Inclusions: **Upright deep freezer, warming drawer, hot tub, water feature, alarm system**

Property Listed By: **Tink**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



















