

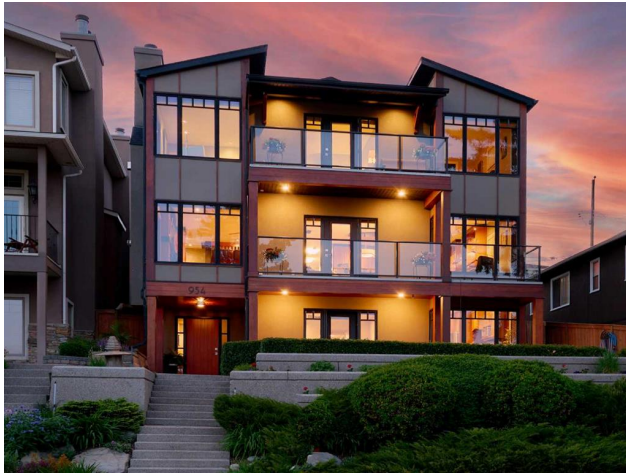


THE
A-TEAM

**RE/MAX
FIRST**

954 DRURY Avenue, Calgary T2E 0M2

MLS® #: **A2152735** Area: **Bridgeland/Riverside** Listing Date: **07/29/24** 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

51
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

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

4pc Bathroom Upper 7`9" x 7`11"
Bedroom Upper 11`1" x 14`6"
Laundry Upper 7`6" x 11`5"
4pc Bathroom Basement 7`10" x 9`7"
Eat in Kitchen Basement 10`0" x 14`10"
Furnace/Utility Room Basement 17`0" x 10`8"
Office Main 22`6" x 27`8"
Furnace/Utility Room Main 26`3" x 23`0"

6pc Ensuite bath Upper 10`4" x 11`5"
Bedroom Upper 11`2" x 11`5"
Bedroom - Primary Upper 19`3" x 21`2"
Bedroom Basement 10`10" x 13`3"
Game Room Basement 12`9" x 16`6"
3pc Bathroom Main 6`8" x 5`10"
Office Main 10`0" x 10`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!**

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