



THE
A-TEAM

**RE/MAX
FIRST**

809 DRURY Avenue, Calgary T2E 0M3

MLS®#: **A2154178** Area: **Bridgeland/Riverside** Listing Date: **08/07/24** List Price: **\$1,750,000**
 Status: **Active** County: **Calgary** Change: **-\$40k, 30-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2021**
Lot Information
 Lot Sz Ar: **3,702 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,652**
 Low Sqft:
 Ttl Sqft: **2,652**

DOM

42
Layout
 Beds: **7 (5 2)**
 Baths: **5.0 (5 0)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Front Yard,Lawn,Low Maintenance Landscape,Landscaped,Level,Yard Lights,Pie Shaped Lot,Treed**
 Park Feat: **Double Garage Attached,Heated Garage,Insulated,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line,Garden,Private Entrance**

Construction: **Cedar,Stucco,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Separate Entrance,Soaking Tub,Storage,Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`0" x 11`6"
Dining Room	Main	12`5" x 8`7"
Mud Room	Main	8`4" x 3`11"
4pc Bathroom	Main	7`7" x 4`11"
Bedroom - Primary	Second	21`1" x 11`4"
5pc Ensuite bath	Second	10`3" x 7`10"

Room	Level	Dimensions
Kitchen	Main	14`9" x 11`11"
Foyer	Main	7`4" x 6`5"
Bedroom	Main	10`10" x 9`9"
Bonus Room	Second	21`0" x 14`2"
Walk-In Closet	Second	9`1" x 5`5"
Bedroom	Second	12`8" x 12`4"

Bedroom Second 11`0" x 9`9"
Laundry Second 8`4" x 5`11"
3pc Bathroom Second 8`0" x 4`8"
Kitchen Basement 13`1" x 12`3"
Bedroom Basement 10`11" x 9`1"
Laundry Basement 4`4" x 2`11"
Furnace/Utility Room Basement 11`3" x 6`0"

Bedroom Second 14`8" x 8`10"
4pc Bathroom Second 7`7" x 4`11"
Living/Dining Room Combination Basement 15`9" x 10`4"
Bedroom Basement 20`9" x 8`9"
Entrance Basement 4`6" x 3`2"
4pc Bathroom Basement 7`9" x 4`11"

Legal/Tax/Financial

Title: Zoning:
Fee Simple R-C2
 Legal Desc: **8150AN**

Remarks

Pub Rmks: **This stunning property is nestled away on one of Bridgeland's most coveted streets and features a self contained 2-bedroom legal suite and DT Skyline Views! With over 3600 sq ft of developed space and well-appointed in high end luxurious custom finishings. As you enter the home you are greeted by the lavish 7" inch plank white oak hardwood flooring and flooded with natural light with massive windows and 11-foot ceilings. Chefs Dream Kitchen with tons of two-tone white oak and dark cabinetry, 10 ft oversized waterfall quartz island, white porcelain backsplash, and with commercial grade appliances with 6 burner gas range, paneled fridge, and built in oven, microwave, and coffee machine. Open to the spacious living room with feature floor to ceiling tile faced gas fireplace. Formal dining area with large picture window and feature black slated wall. A large office/den/bedroom and gorgeous full 4-piece bathroom complete the well laid out main floor. Head upstairs to the master suite with spa-like ensuite bathroom with "his and her" quartz undermount sinks, designer light fixtures, under cabinet lighting, wall to wall mirrors, walk-in closet, and massive walk-in double shower with dual rainfall shower heads, floor to ceiling tile and 10mm glass! An additional 3 good sized bedrooms, upper floor laundry room, and another 2 full bathrooms for all your family's needs. Expansive bonus room/family room with built-in wet bar, fireplace feature wall, and large balcony with DT views is the main hub of the home. Great for entertaining, watching the big game, or movie nights! A legal 2-bedroom basement suite with the same luxurious finishings carried throughout! Large kitchen, family room with Napoleon fireplace wall, good sized bedrooms, separate laundry, and full 4-piece bathroom. Can be accessed from the main floor or its own separate entrance. Great space for nanny, mother-in-law, teenagers or mortgage helper! Oversized double attached garage with large, paved driveway that can fit another 4 cars if needed! Home Equipped with central A/C for those hot summer days and a fully fenced low maintenance yard space with patio. All this on a quiet tree-lined, one-way street just minutes to DT core and steps to all the trendy shops, cafes, restaurants and bars Bridgeland has to offer. This home is a must see and will be sure to impress with the thought put into the details and design!**
 Inclusions: **Downstairs Appliances: Fridge, Stove, Dishwasher, Built in Microwave, Range Hood, Washer, Dryer**
 Property Listed By: **Real Broker**

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