



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS® #: **A2183659**

Area: **Bridgeland/Riverside**

Listing Date: **12/18/24**

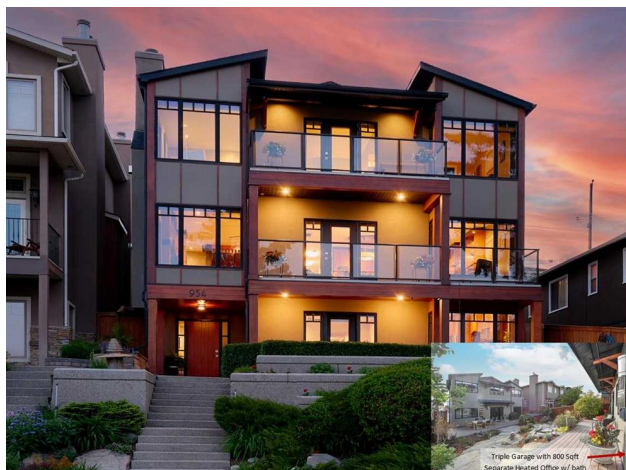
List Price: **\$1,899,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2001**

Finished Floor Area

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

DOM

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

Lot Information

Lot Sz Ar: **4,994 sqft**  
Lot Shape:

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: **Fan Coil,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"  
**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 a home where sophistication meets functionality, designed by renowned architect Nels Pederson. This stunning property seamlessly blends European craftsmanship with modern elegance, featuring high-quality materials like leather-wrapped countertops and rich mahogany cabinetry, creating a timeless and welcoming atmosphere. The gourmet kitchen is a chef's dream, equipped with premium Fisher & Paykel appliances, dual sinks, a wine fridge, and a warming drawer. This space is thoughtfully designed to enhance both everyday cooking and entertaining, offering a seamless flow into the open-concept main floor. Here, a cozy fireplace complements the spectacular views of the Calgary Tower's iconic light display, making it an ideal setting for gatherings or quiet evenings. Step outside through elegant French doors to a professionally landscaped backyard, where a hot tub and water feature create a private oasis. The spacious deck is perfect for outdoor dining and summer entertaining. The fully developed walkout basement adds another dimension to this exceptional home. With a private entrance, this space features an additional bedroom and full bathroom, as well as a second kitchen and living area. This level provides flexibility to suit your needs! The property also features a versatile two-story, three-car garage with over 800 square feet of additional space. The lower level includes a professional-grade office with a 3-piece bathroom and wet bar, offering endless possibilities for work or guest accommodations. The upper level houses dual and single bays, perfect for storage or a workshop. Upstairs in the main home, the primary suite is a true retreat, boasting expansive windows with panoramic skyline views and a private balcony. The luxurious 6-piece ensuite features spa-like finishes, complemented by a custom walk-in closet. Two additional bedrooms, a stylish full bathroom, and a convenient laundry room complete this level. This home's low-maintenance, professionally designed yard provides a serene, park-like setting, ideal for relaxation or entertaining. Contact us today to schedule your private viewing of this exceptional property.**

Inclusions: **N/A**  
 Property Listed By: **Tink**

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



