



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1007 DRURY Avenue, Calgary T2E 0M3**

MLS®#: **A2190516** Area: **Bridgeland/Riverside** Listing Date: **02/01/25** List Price: **\$2,499,900**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **4,402 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **3,054**  
 Low Sqft:  
 Ttl Sqft: **3,054**

DOM

**1**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Front Yard,Lawn,Low Maintenance Landscape,Rectangular Lot,Views**  
 Park Feat: **In Garage Electric Vehicle Charging Station(s),Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **In Floor,Forced Air**  
 Sewer:  
 Ext Feat: **Balcony,Private Entrance,Private Yard**

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

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Gas Stove,Microwave,Range Hood,Refrigerator,Washer**  
 Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Soaking Tub,Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>23`4" x 14`4"</b>
<b>Living Room</b>	<b>Main</b>	<b>17`6" x 16`4"</b>
<b>Office</b>	<b>Main</b>	<b>11`6" x 10`10"</b>
<b>Mud Room</b>	<b>Basement</b>	<b>10`0" x 6`0"</b>
<b>Flex Space</b>	<b>Basement</b>	<b>10`3" x 9`2"</b>
<b>Laundry</b>	<b>Upper</b>	<b>7`6" x 7`0"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>14`9" x 11`5"</b>
<b>Foyer</b>	<b>Main</b>	<b>12`5" x 7`4"</b>
<b>Flex Space</b>	<b>Main</b>	<b>9`1" x 7`6"</b>
<b>Media Room</b>	<b>Basement</b>	<b>17`6" x 13`10"</b>
<b>Pantry</b>	<b>Main</b>	<b>9`11" x 5`5"</b>
<b>Game Room</b>	<b>Lower</b>	<b>13`10" x 9`5"</b>

<b>Other</b>	<b>Lower</b>	<b>10`1" x 2`2"</b>	<b>Family Room</b>	<b>Lower</b>	<b>19`0" x 17`6"</b>
<b>Exercise Room</b>	<b>Lower</b>	<b>18`5" x 18`3"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>17`9" x 12`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>14`7" x 11`5"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>14`10" x 11`6"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>13`7" x 10`9"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>10`7" x 10`5"</b>
<b>2pc Bathroom</b>	<b>Main</b>		<b>4pc Bathroom</b>	<b>Lower</b>	
<b>5pc Bathroom</b>	<b>Upper</b>		<b>5pc Ensuite bath</b>	<b>Upper</b>	
<b>Den</b>	<b>Basement</b>	<b>13`10" x 10`2"</b>			

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **8150AN**

Zoning: **R-CG**

Remarks

Pub Rmks: **Perched on Drury Avenue in historic Bridgeland, this brand new 3+2 bedroom home built by Ken Homes, offers over 5400 sq ft of luxurious living space & awe-inspiring city & downtown views. The expansive main level presents wide plank hardwood floors, high ceilings & plenty of natural light, showcasing a front formal dining area adorned with a stylish light fixture & opposite is a private den/office with built-ins - perfect for a home office set-up. Just a few steps away is the living room that's anchored by a spectacular floor to ceiling fireplace & built-ins. The kitchen is open to the living room & is beautifully finished with huge island/eating bar that seats 6, plenty of storage space (including a butler's pantry) & stainless steel appliance package. A large balcony with breathtaking views can be accessed from the kitchen & living rooms, creating a refined indoor/outdoor living or entertaining space. Completing the main level is a cozy flex space & 2 piece powder room. An elegant open riser staircase leads to the second level that hosts a bonus room, 3 bedrooms, a 4 piece bath & laundry room with sink & storage. The primary retreat with private balcony boasts a to-die-for walk-in closet & sumptuous 5 piece ensuite with in-floor heat, dual vanities, relaxing oval soaker tub & rejuvenating steam shower. Lower level development lends itself to entertaining, featuring a family room with dramatic floor to ceiling fireplace, built-ins & wet bar that walks out to a huge deck with more city & downtown views. The finishing touches to the lower level are a home gym area, 2 additional bedrooms & a 4 piece bath with massive steam shower. The basement includes a theatre room with adjacent dry bar area, perfect for game or movie night plus a den, mudroom & access to the triple attached garage with EV charger. Located close to historic Bridgeland's markets, restaurants & cafes, Tom Campbell Hill, the Calgary Zoo, Telus Spark, schools, public transit & an easy access to Edmonton Trail & Memorial Drive.**

Inclusions: **None**  
 Property Listed By: **RE/MAX First**

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













