



GRASSROOTS
REALTY GROUP

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6 Drystone Way NW
Calgary, Alberta

MLS # A2242703



\$690,000

| | | | |
|------------------|---------------------------------|---------------|------------------|
| Division: | NONE | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,684 sq.ft. | Age: | 2025 (0 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Lane, Back Yard | | |

| | | | |
|--------------------|--|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | TBD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

Welcome to 6 Drystone Way, a quicker possession duplex currently being built by Shane Homes in the new community of Esker Park. Located on a desirable corner lot, this home offers a functional and stylish layout ideal for modern living. The main floor features a welcoming front foyer with a coat closet, a spacious front family room with a large window for natural light, a central dining nook, and an L-shaped rear kitchen with a generous island for extra prep and seating space. A central half-bath is conveniently tucked off the staircase. Upstairs, you'll find a second-floor family room, two similarly sized secondary bedrooms, a laundry closet, and an owner's bedroom with a walk-in closet and dual vanity ensuite. Outside, enjoy a spacious back deck that is perfect for entertaining, along with a 20' by 22' detached garage. Possession is estimated for fall, with the date to be confirmed by the builder. Photos shown are representative and may not reflect the exact home.