



GRASSROOTS
REALTY GROUP

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1104 Drury Avenue NE
Calgary, Alberta

MLS # A2126605



\$2,999,900

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|------------------|--|---------------|------------------|
| Division: | Bridgeland/Riverside | | |
| Type: | Residential/House | | |
| Style: | 3 Storey | | |
| Size: | 4,040 sq.ft. | Age: | 2016 (8 yrs old) |
| Beds: | 4 | Baths: | 4 full / 1 half |
| Garage: | Heated Garage, Oversized, Quad or More Attached, Tandem, Triple Garage A | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Corner Lot, Low Maintenance Landscape, Street Lighting, Views | | |

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|--------------------|-----------------------------------|-------------------|------|
| Heating: | In Floor, Forced Air, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | R-C2 |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Closet Organizers, Elevator, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Smart Home, Soaking Tub, Steam Room, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound

Inclusions: COFFEE MACHINE, NEST THERMOSTATS, SECURITY CAMERAS, BUILT IN SOUND SYSTEM

A SHOWSTOPPER!!! This home was created to the highest standards and perfectly built on this hill to take advantage of Calgary's breathtaking downtown skyline views and surrounding area. Famously shown in the movie Romi and a featured spot in an Audi commercial, the unique ultra modern home is nearly maintenance free with durable Efis peck-resistant stucco and built-in sensors, ensuring all cement surfaces are free and clear of snow/ice. A contemporary work of art from the outside in offering unparalleled craftsmanship and a glamorous sleek design throughout 5,700 sq ft of developed living space that spans across all four floors. The entire house has been updated with cutting edge 5000 linear ft of LED lighting valued just under 1 million dollars! Your main floor captivates with a 2-way floor-ceiling imported black handcrafted Italian tile fireplace that separates your living and dining room. Take in the mesmerizing downtown views through your German Innotech Glass Accordion doors that lead out to the 52' patio. The streamlined custom European Scavolini kitchen will WOW with waterfall quartz counters, hidden butlers pantry, high-end SubZero/Wolf appliances including induction cooktop, built-in coffee machine, and steam oven. Open riser stairs with smoked glass rails lead to your second level where you'll find a laundry room and three stylish bedrooms, all with walk-in closets and lavish ensuites. The third level is designated to your master bedroom. The extensive master allows you take indulge in those breathtaking views from the wall of windows or your private balcony. The luxurious ensuite is a true spa experience with a relaxing soaker tub, heated flooring, in-floor heat, and unique digitally controlled spa-like rain/steam shower for two. A massive walk-in closet is completed with its own stacked wash-dryer for your added convenience. The glass

enclosed award-winning elevator will smoothly take you down to your stylish lower level. Boasting a massive storage room, home office that's away from the main floor for the utmost privacy, and unrivalled rec room. Bar-none, this rec room will amaze you with its grand size, room for home gym, and glass auto showcase where you can admire your auto collection. The 5-car heated garage showcases epoxy floors and glass garage doors adding to the ultra modern vibe. The entire home is decked out with the finest features and finishings, presents high-security, Smart Controlled (iPad located on each floor), and sound resistant spray foam on the interior walls. This one of a kind home is an entire experience and one you must see in person to truly appreciate.