



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

809 Drury Avenue NE
Calgary, Alberta

MLS # A2178480



\$1,699,000

Division:	Bridgeland/Riverside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,652 sq.ft.	Age:	2021 (4 yrs old)
Beds:	7	Baths:	5
Garage:	Double Garage Attached, Heated Garage, Insulated, Oversized		
Lot Size:	0.09 Acre		
Lot Feat:	Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Pie Sha		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	Cedar, Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	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		
Inclusions:	Downstairs Appliances: Fridge, Stove, Dishwasher, Built in Microwave, Range Hood, Washer, Dryer		

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!