

**1007 DRURY Avenue NE**  
**Calgary, Alberta**

**MLS # A2195483**



**\$2,249,000**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	3,054 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Lawn, Low Maintenance Landscape, Rectangular Lot,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** 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

**Inclusions:** None

Perched on the prestigious Drury Avenue in historic Bridgeland, this newly built masterpiece by Ken Homes offers over 6000 sq ft of meticulously designed luxury with breathtaking panoramic city views. Every detail of this architectural triumph exudes elegance, sophistication, and modern comfort, setting a new standard for urban living. A grand foyer welcomes you with soaring ceilings, wide-plank hardwood flooring, and walls of glass that flood the space with natural light. The formal dining area, adorned with a statement light fixture, provides an elegant setting for entertaining, while a private home office with custom built-ins offers refined functionality. Anchored by a striking floor-to-ceiling fireplace, the living room seamlessly connects to the chef's kitchen, a true culinary masterpiece with an oversized waterfall island, premium stainless steel appliances, custom cabinetry, and a fully appointed butler's pantry. Sliding doors lead to a spacious balcony where uninterrupted skyline views create the perfect backdrop for al fresco dining and entertaining. A flex space and designer powder room complete this level. Ascending the open-riser staircase, the second floor unfolds into a spacious bonus room, two generously sized secondary bedrooms, a stylish four-piece bath, and a thoughtfully designed laundry room. The primary suite is a private retreat with a serene balcony, a dream-worthy walk-in closet, and a spa-inspired five-piece ensuite featuring in-floor heating, dual vanities, a freestanding soaker tub, and a rejuvenating steam shower. Designed for ultimate entertainment, the walk-out lower level boasts a dramatic family room with a floor-to-ceiling fireplace, a custom wet bar, and access to a sprawling deck with even more spectacular views. A dedicated home gym, two additional bedrooms, and a luxurious four-piece bath with a grand steam shower

elevate the space. The state-of-the-art theatre room, complete with an adjacent dry bar, is perfect for movie nights and game-day hosting. Additional features include a triple-attached garage with an EV charger and a premium mudroom with built-in storage. Ideally located near Bridgeland's vibrant cafes, restaurants, and green spaces, this home offers unmatched convenience with easy access to downtown, the Calgary Zoo, and Telus Spark. More than just a residence, this home is a statement of prestige, offering an unparalleled lifestyle in one of Calgary's most desirable communities. Schedule your private viewing today.