



GRASSROOTS
REALTY GROUP

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194 Drystone Way NW
Calgary, Alberta

MLS # A2305695



\$805,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,052 sq.ft.	Age:	2027 (-1 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, No Neighbours Behind, Street Lighting		

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

Pre-construction front drive home with a tentative 10 to 12 month build timeframe. Featuring the Katalina, a well-designed 4 bedroom, 3 bathroom home offering space and flexibility. The main floor features a bright, open-concept layout with a spacious living room and electric fireplace, dining nook, and kitchen with walk-in pantry. A main floor bedroom and full bathroom add convenience for guests, along with a walk-in coat closet. Upstairs, the primary bedroom includes a 5 piece ensuite and walk-in closet. You will also find a central family room, dedicated laundry room, full bathroom, and two additional bedrooms, each with their own walk-in closets. The basement offers 9 foot ceilings and remains undeveloped, ready for potential future Development. Photos are for illustrative purposes only.