



GRASSROOTS
REALTY GROUP

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1104 Drury Avenue NE
Calgary, Alberta

MLS # A2339379



\$1,995,000

Division:	Bridgeland/Riverside		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	3,900 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Quad or More Attached, Tandem		
Lot Size:	0.14 Acre		
Lot Feat:	Irregular Lot		

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

Features: Closet Organizers, Elevator, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Smart Home, Soaking Tub, Steam Room, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound

Inclusions: N/A

A TRUE ARCHITECTURAL SHOWPIECE, perfectly positioned to capture UNOBSTRUCTED PANORAMIC VIEWS OF CALGARY'S DOWNTOWN SKYLINE. Offering over 5,000 sq. ft. of exquisitely developed living space across four levels, this extraordinary residence combines striking contemporary design, exceptional craftsmanship and sophisticated technology. A dramatic two-storey foyer introduces an interior where virtually every detail has been thoughtfully considered. The main living area is framed by spectacular skyline views and a floor-to-ceiling, two-sided fireplace finished in handcrafted tile. Accordion glass doors open the entire wall to an expansive patio, seamlessly connecting indoor and outdoor living and creating an incredible setting for entertaining. The custom EUROPEAN-STYLE KITCHEN, complete with beautiful upgraded countertops, features a massive island and a concealed butler's pantry. An architectural open-riser staircase and striking GLASS-ENCLOSED ELEVATOR connect all four levels. The second floor offers three generous bedrooms with walk-in closets, beautifully appointed bathrooms and a dedicated laundry area. The ENTIRE UPPER LEVEL is devoted to the PRIMARY RETREAT. Walls of glass and a private balcony showcase breathtaking city views, while the spa-inspired ensuite features a freestanding soaker tub and impressive steam and rain shower. The expansive walk-in closet includes its own laundry area. The fully developed lower level offers an impressive recreation/games area, gym space, private office and extensive storage. A GLASS-ENCLOSED AUTOMOBILE SHOWCASE provides an extraordinary space to display a prized vehicle. The OVERSIZED FOUR-CAR HEATED GARAGE (TANDEM) features upgraded flooring and contemporary glass doors. Extensive custom

LED lighting, high-security features, further distinguish this remarkable residence. An exceptional contemporary home created around its commanding location, extraordinary views and uncompromising attention to detail—THIS PROPERTY MUST BE EXPERIENCED IN PERSON.