



# 1104 Drury Avenue Calgary Alberta

\$3,499,000

From its recent FILM DEBUT in the movie ROMI and a feature in Audi's Commercial, this A-List home is bringing Hollywood LUXURY to Calgary. There is a plethora of reasons why this home catches the creators attention, the main reason being that this home is an accurate representation of Modern Luxury. The exterior is enough to stop you in your steps as you view the unobstructed jetliner VIEWS from each level of the home, ambient exterior lighting, soaring windows, contemporary architecture, E-fis peck-resistant stucco, and that showstopping 5-CAR garage. This Drury Avenue home is really after that California vibe with SNOW-FREE walkways. The concrete stairs & walkways have BUILT-IN SNOW-MELT sensors so you can focus on the glamour, not the shoveling. Step inside this home and take in the impressive 5,500 Sqft of fully developed living space with the best quality finishing's available. The main living space is an entertainer's fantasy, showcasing the top chef custom-designed European Scavolini kitchen, a waterfall quartz countertop, Sub Zero/Wolf appliances, induction cooktop, cabinet panel overlays, wine and beverage cooling drawers and a Miele b/i coffee machine and more. The conversation piece of the open-concept living area will most likely be the handcrafted floor-to-ceiling tile fireplace imported from Italy and valued at over \$100,000 or the German Innotech Glass Accordion sliding doors that draw you out to those incredible Calgary City Skyline views! If the WOW factor of this home couldn't get any higher, follow the glass railing staircase to the 2nd floor, where three out of the five bedrooms are located. Each bedroom is like a luxury hotel suite with individual walk-in closets and modern ensuites with European toilets & sinks. Spa-style luxury awaits one floor up with the home's expansive owners retreat. This upper floor creates an escape from the hustle. A magazine-quality ensuite...

4pc Bathroom 6.00 Ft x 10.25 Ft  
 5pc Bathroom 19.25 Ft x 6.67 Ft  
 Bedroom 19.42 Ft x 11.75 Ft  
 Bedroom 12.50 Ft x 16.58 Ft  
 Bedroom 19.42 Ft x 12.33 Ft

Other 18.25 Ft x 13.75 Ft  
 Office 11.00 Ft x 17.67 Ft  
 Recreational, Games room 18.33 Ft x 26.83 Ft  
 Furnace 17.00 Ft x 32.25 Ft  
 2pc Bathroom 4.33 Ft x 7.00 Ft

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Listing Presented By:



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Laundry room 6.00 Ft x 10.67 Ft  
Primary Bedroom 15.25 Ft x 26.75 Ft  
6pc Bathroom 13.33 Ft x 15.08 Ft  
3pc Bathroom 8.42 Ft x 5.83 Ft

Dining room 19.67 Ft x 12.67 Ft  
Kitchen 10.33 Ft x 27.33 Ft  
Living room 19.67 Ft x 23.08 Ft