

6 Drystone Way NW  
Calgary, Alberta

MLS # A2242703



**\$690,000**

|                  |                                 |               |                  |
|------------------|---------------------------------|---------------|------------------|
| <b>Division:</b> | NONE                            |               |                  |
| <b>Type:</b>     | Residential/Duplex              |               |                  |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side |               |                  |
| <b>Size:</b>     | 1,684 sq.ft.                    | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 3                               | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Detached          |               |                  |
| <b>Lot Size:</b> | 0.08 Acre                       |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard            |               |                  |

|                    |                                                                                                                          |                   |     |
|--------------------|--------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank                                                                                        | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                          | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full, Unfinished                                                                                                         | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                                                                 | <b>Zoning:</b>    | TBD |
| <b>Foundation:</b> | Poured Concrete                                                                                                          | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | N/A                                                                                                                      |                   |     |

Welcome to 6 Drystone Way, a quicker possession duplex currently being built by Shane Homes in the new community of Esker Park. Located on a desirable corner lot, this home offers a functional and stylish layout ideal for modern living. The main floor features a welcoming front foyer with a coat closet, a spacious front family room with a large window for natural light, a central dining nook, and an L-shaped rear kitchen with a generous island for extra prep and seating space. A central half-bath is conveniently tucked off the staircase. Upstairs, you'll find a second-floor family room, two similarly sized secondary bedrooms, a laundry closet, and an owner's bedroom with a walk-in closet and dual vanity ensuite. Outside, enjoy a spacious back deck that is perfect for entertaining, along with a 20' by 22' detached garage. Possession is estimated for fall, with the date to be confirmed by the builder. Photos shown are representative and may not reflect the exact home.