

6 Drystone Way NW  
Calgary, Alberta

MLS # A2278264



**\$640,500**

<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 (1 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	<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)		

**Inclusions:** N/A

Welcome to Esker Park. This Quick Possession Shane Homes duplex features a wide layout with true open concept living and everyday convenience built in. The main floor flows naturally from the kitchen to the living and dining areas, creating a bright and comfortable space for daily life and entertaining. Upstairs, the added family room is a standout feature you don't often find in a duplex, giving you extra space for work, movie nights, or a kids' hangout. The home also includes a side entry for potential future development options, three well-sized bedrooms, upgraded finishes throughout, and a detached double garage on a corner lot that brings in extra natural light. With quick access to Stoney Trail and future parks and amenities coming to the area, Esker Park is shaping up to be one of Calgary's most exciting new northwest communities. This is a move-in ready home with thoughtful design and a layout that feels great the moment you step inside. Photos are representative.