



THE
A-TEAM

**RE/MAX
FIRST**

652 QUARRY Way, Calgary T2C 5H6

MLS®#: **A2114200**

Area: **Douglasdale/Glen**

Listing Date: **03/12/24**

List Price: **\$1,250,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2013**
Lot Information
Lot Sz Ar: **5,446 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,656**
Low Sqft:
Ttl Sqft: **2,656**

DOM

68
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **3**
Garage Sz: **3**

Access:

Lot Feat: **Backs on to Park/Green Space,Gazebo,Garden**
Park Feat: **Double Garage Attached,Garage Door Opener,Oversized,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Fire Pit,Private Yard**

Construction: **Stucco**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Convection Oven,Dishwasher,Garage Control(s),Garburator,Gas Cooktop,Humidifier,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Bar,Built-in Features,Ceiling Fan(s),Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,Smart Home**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	18`11" x 13`0"
Pantry	Main	4`9" x 4`9"
Foyer	Main	9`7" x 5`9"
Atrium	Main	12`2" x 9`4"
Bonus Room	Upper	17`6" x 13`11"
Bedroom - Primary	Upper	16`7" x 13`11"

Room	Level	Dimensions
Kitchen	Main	15`0" x 11`0"
Dining Room	Main	11`5" x 10`0"
Mud Room	Main	10`6" x 6`1"
2pc Bathroom	Main	5`2" x 4`9"
Media Room	Upper	12`5" x 10`3"
Walk-In Closet	Upper	12`4" x 7`1"

Bedroom	Upper	12`5" x 9`9"	Bedroom	Upper	12`9" x 10`4"
Laundry	Upper	10`5" x 8`11"	Balcony	Upper	9`7" x 5`3"
4pc Ensuite bath	Upper	14`9" x 11`5"	4pc Bathroom	Upper	13`2" x 5`4"
Bedroom	Lower	13`9" x 8`2"	Game Room	Lower	17`5" x 11`10"
Other	Lower	10`3" x 8`0"	3pc Bathroom	Lower	9`7" x 4`11"
Wine Cellar	Lower	9`7" x 4`6"	Furnace/Utility Room	Lower	12`1" x 10`1"
Legal/Tax/Financial					
Title:		Zoning:			
Fee Simple		R-1			
Legal Desc:		1112713			
Remarks					
Pub Rmks:		<p>Just Listed!! Custom designed, beautifully built home with meticulous attention to Upgrades and impeccable Craftsmanship. Original owner and perfectly maintained with almost 2700 sq. feet above grade, plus a Fully Developed basement and an Oversized Double Garage with Tandem. Step inside from inviting covered porch and enjoy rich gorgeous Hardwood flooring throughout both main floor & upper level of home. Gourmet Kitchen with oversized Island, absolutely ideal for entertaining guests. Upgraded appliances, Granite countertops, and a convenient Butler’s Pantry. Living room is equally captivating, with stunning stone-surround Fireplace and impressive windows overlooking picturesque backyard. A masterpiece of landscaping, this backyard comes complete with a rock feature, charming Gazebo, Firepit for cozy gatherings, custom Garden Shed, Underground Sprinkler System, and Backing onto Greenspace for complete privacy, Wow! This outdoor sanctuary has been thoughtfully designed for your enjoyment, while remaining surprisingly low-maintenance. Perfect setting for summer BBQs and quality time with friends & family. But that's not all; this home has a custom hot tub room for you and your guest and it's fully operational year-round. A mudroom and half bath complete the main floors' amenities. Ascending to the upper level, you'll find 3 spacious bedrooms, a Bonus Room, and an Entertainment space that opens onto an Upper Balcony where you can unwind while soaking in breathtaking sunsets over the majestic Mountains to the West. Primary bedroom is a sanctuary in itself, boasting size and elegance and featuring its own private Balcony overlooking the lovely backyard. Ensuite is a true indulgence, with In-Floor Heating and a Walk-In Closet that complements this luxurious space. Spacious laundry room is also ideally located on upper level. FULLY Developed basement includes a 4th bedroom, versatile Rec Room complete with a Wet Bar, Surround Sound, a Wine Room, and a Modern 3pc bath with oversized shower and In-Floor Heating. Situated in one of Calgary's most sought-after communities, Quarry Park offers the perfect lifestyle with the convenience of Amenities within walking distance, while surrounded by a thriving ecosystem with 50-Acre Nature Reserve, the Expansive 90 acres of Green Spaces and Parks and across the road from the serene Bow River. The Market at Quarry Park is only blocks away and there you'll discover an array of Grocery stores, Boutique shops, Restaurants, Coffee shops, and other essential Amenities. Don't miss the opportunity to experience luxury living at its finest. Start living your dream in Quarry Park, call today!!</p>			
Inclusions:		Shelving in Garage, Hot Tub, Remote controlled Smart Home Blinds			
Property Listed By:		RE/MAX iRealty Innovations			
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123					









