



THE
A-TEAM

**RE/MAX
FIRST**

657 QUARRY Way, Calgary T2H 2X2

MLS®#: **A2119117**

Area: **Douglasdale/Glen**

Listing Date: **04/01/24**

List Price: **\$1,759,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **7,459 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,350**

Low Sqft:

Ttl Sqft: **3,350**

DOM

48

Layout

Beds: **4 (4)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **6**

Garage Sz: **3**

Access:

Lot Feat:

Park Feat:

Back Yard,Backs on to Park/Green Space,Creek/River/Stream/Pond,No Neighbours Behind Triple Garage Attached

Utilities and Features

Roof: **Asphalt Shingle,Metal**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Composite Siding,Stone,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,Tankless Water Heater,Window Coverings,Wine Refrigerator**
Int Feat: **Built-in Features,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Soaking Tub,Tankless Hot Water,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	9`8" x 9`6"	Living Room	Main	16`0" x 15`10"
Dining Room	Main	17`8" x 12`0"	Kitchen	Main	17`4" x 13`10"
Den	Main	11`4" x 10`6"	Mud Room	Main	9`6" x 8`4"
2pc Bathroom	Main	8`8" x 4`2"	Bedroom - Primary	Upper	15`6" x 14`0"
5pc Ensuite bath	Upper	13`6" x 8`0"	Walk-In Closet	Upper	12`4" x 7`8"
Bedroom	Upper	12`2" x 11`0"	Bedroom	Upper	12`4" x 10`6"
5pc Bathroom	Upper	11`0" x 5`10"	Bedroom	Upper	11`4" x 10`8"

4pc Bathroom Laundry	Upper Upper	8`2" x 5`0" 8`0" x 7`0"	Bonus Room Legal/Tax/Financial	Upper	16`0" x 16`0"
Title: Fee Simple	Zoning: R-1		Remarks		
Legal Desc:	1210207				
Pub Rmks:	4 BEDROOMS 3 1/2 BATHROOMS 3,350 SQFT OPEN LAYOUT TRIPLE ATTACHED GARAGE BACKS ONTO GREEN SPACE Welcome to the Blake model home by the award-winning Crystal Creek Homes, located in the highly sought-after Quarry Park. This stunning 2-storey home with feature metal roofing boasts an exceptional location backing onto a green space near the serene Bow River, offering 3,350 sq ft of luxurious living space. Upon entering, you will be greeted by a spacious foyer with arched doorways leading into the the bright and open living space. The living room features a gorgeous feature gas fire place with an elegant finish and large windows. Walking from the living room through the dining room, you will be amazed at the open vaulted ceilings with feature chandelier connecting you to the open chef's kitchen. This home is made for family gatherings and entertaining. The kitchen features a large island adorned with elegant quartz waterfall counters, stunning custom cabinetry and floating shelves, feature range hood and quartz backsplash. The kitchen also showcases a silgranite undermount sink, stainless steel appliances, a 6-burner gas range, large walk-in pantry and wine fridge. Enjoy the large 31' x 13.7' deck opening off of the dining room with views out to the Bow River and green space behind you, adding extra living space in the summer months! As you make your way upstairs, you'll discover the master retreat, offering a peaceful haven for relaxation. The ensuite bathroom boasts a luxurious 5-piece design, complete with a free-standing spa tub, fully tiled shower, and spacious walk-in closet. The second floor also accommodates three additional bedrooms, and two additional bathrooms. Furthermore, you'll find a spacious bonus room with south west facing views, perfect for movie nights. Enjoy the convenience of an upstairs laundry room. The walkout basement is ready for you to add your own touch with a games room, gym, additional living area, and more. This exceptional property is ideally situated close to parks, schools, shopping centre, and restaurants. Everything you need is just a stone's throw away, ensuring convenience and a vibrant lifestyle. This home also features a 3 car attached garage with mudroom off the garage. Additionally there is hot water on demand, a water softener and ventilation unit for cleaner air. For your peace of mind, this home comes with a full builder warranty, providing you with added assurance and protection. Don't miss your chance to own this extraordinary Crystal Creek Blake model home in Quarry Park. Contact us today to schedule a viewing and experience the epitome of refined living.				
Inclusions:	None				
Property Listed By:	RE/MAX First				

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













