

653 QUARRY Way, Calgary T2C 5H6

MLS®#: **A2152112** Area: **Douglasdale/Glen** Listing Date: **08/01/24** List Price: **\$1,899,900**  
 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: **6,705 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,023**  
 Low Sqft:  
 Ttl Sqft: **2,023**

DOM  
**49**  
Layout  
 Beds: **3 (1 2 )**  
 Baths: **2.5 (2 1)**  
 Style: **Bungalow**

Parking  
 Ttl Park: **6**  
 Garage Sz: **3**

Access:  
 Lot Feat: **Backs on to Park/Green Space**  
 Park Feat: **220 Volt Wiring, Garage Door Opener, Garage Faces Front, In Garage Electric Vehicle Charging Station(s), Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **BBQ gas line, Other**

Construction: **Brick, Cement Fiber Board, Metal Siding**  
 Flooring: **Carpet, Hardwood, Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge, Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer**  
 Int Feat: **Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Wet Bar**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>20`0" x 12`8"</b>	<b>Dining Room</b>	<b>Main</b>	<b>17`0" x 12`9"</b>
<b>Office</b>	<b>Main</b>	<b>12`0" x 11`6"</b>	<b>Great Room</b>	<b>Main</b>	<b>17`6" x 16`9"</b>
<b>Media Room</b>	<b>Basement</b>	<b>18`10" x 15`6"</b>	<b>Foyer</b>	<b>Main</b>	<b>10`0" x 7`8"</b>
<b>Game Room</b>	<b>Basement</b>	<b>16`9" x 10`6"</b>	<b>Game Room</b>	<b>Basement</b>	<b>16`4" x 12`6"</b>
<b>Laundry</b>	<b>Main</b>	<b>10`0" x 6`0"</b>	<b>Storage</b>	<b>Basement</b>	<b>18`4" x 13`0"</b>
<b>Mud Room</b>	<b>Basement</b>	<b>14`0" x 6`2"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>16`0" x 15`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>14`2" x 11`0"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>14`2" x 11`0"</b>

2pc Bathroom  
3pc Bathroom

Main  
Basement

5`8" x 5`5"  
11`4" x 5`3"

5pc Ensuite bath

Main

15`1" x 13`5"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

1210207

Zoning:  
**R-1**

Remarks

Pub Rmks:

**\*\*3,856 SQ.FT OF DEVELOPED SPACE | 3-BEDROOMS | 2.5-BATHROOMS | TRIPLE-CAR GARAGE | LARGE LOT BACKING GREEN SPACE | WEST-FACING BACKYARD | SEPTEMBER POSSESSION | 2.99% FINANCING AVAILABLE. \*\*Introducing the Blairmore at 653 Quarry Way SE - a Scandinavian-inspired BUNGALOW offering 3,856 sq.ft. of luxury living. Situated on a prime WALK-UP LOT, backing onto green space and just steps from the Bow River, this home will inspire you with its impeccable design, BREATHTAKING VIEWS, a connection to nature, and city convenience - all in one! Inside, find 10' CEILINGS and a bright open floorplan. The FRONT OFFICE, with large sliding doors to the front balcony, is perfect for remote work. The kitchen and great room feature soaring VAULTED CATHEDRAL CEILINGS, a large island, and a gas range - ideal for cooking and entertaining in style. Relax by the gas fireplace in the great room with FLOOR-TO-CEILING WINDOWS showcasing picturesque views. Enjoy meals in the spacious dining room and unwind on the PRIVATE DECK overlooking green space and the Bow. The primary bedroom features vaulted ceilings, a PRIVATE BALCONY and well appointed ensuite. The connecting walk-in closet and laundry room offers added practicality. The FINISHED BASEMENT boasts 2 LARGE BEDROOMS, a sleek 3-piece bath, multiple recreation spaces, and a wet bar. The home itself comes with ample storage, and the triple-car garage offers even more and includes an aggregate driveway and electric vehicle charging station. Modern features include air conditioning, a tankless water heater, radon mitigation, water softener, HRV system, high efficiency furnace, steam clothing car system, and a smart thermostat. This quality built Crystal Creek home also includes FULL LANDSCAPING and NEW HOME WARRANTY for peace of mind. Life in Quarry Park couldn't be better, with a 50-acre nature reserve, 90 acres of parks, and the Bow River nearby. The Market at Quarry Park provides grocery stores, boutique shops, restaurants, and coffee shops. Construction will be finalized soon, so don't miss your chance! Book your showing today and benefit from the builder's limited-time LOW 2.99% INTEREST RATE. (NOTE: interior & exterior renders are for illustrative purposes and may not accurately represent the property for sale)**

Inclusions:  
Property Listed By:

N/A  
Ally Realty

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