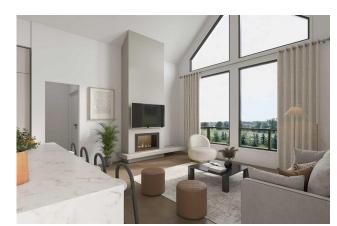


653 QUARRY Way, Calgary T2C 5H6

MLS®#: A2152112 Area: Douglasdale/Glen Listing 08/01/24 List Price: **\$1,899,900**

Status: **Active** County: Calgary Change: None Association: Fort McMurray

Date:



General Information

Prop Type: Sub Type: **Detached** City/Town: Calgary

Year Built: Lot Information Lot Sz Ar:

Lot Shape:

Access:

Lot Feat: Park Feat: Residential

2024

Low Sqft:

6,705 sqft Ttl Sqft:

Abv Saft:

Finished Floor Area

Parking

DOM

Layout

Beds:

Baths:

Style:

49

Ttl Park: 6 3 Garage Sz:

3 (12)

2.5 (2 1)

Bungalow

Backs on to Park/Green Space

220 Volt Wiring, Garage Door Opener, Garage Faces Front, In Garage Electric Vehicle Charging Station(s), Triple

2,023

2.023

Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Forced Air Heating:

Sewer:

Utilities:

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

Room Information

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

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"
Spc Bathroom	busement	11 4 7 3 3	Legal/Tax/Financial		
Title: Fee Simple Legal Desc:	1210207	Zoning: R-1	Remarks		
Pub Rmks: Inclusions: Property Listed By:	**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'				

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