



THE
A-TEAM

**RE/MAX
FIRST**

201 QUARRY Way #503, Calgary T2C 5M5

MLS®#: **A2157585** Area: **Douglasdale/Glen** Listing Date: **08/14/24** List Price: **\$894,900**
 Status: **Active** County: **Calgary** Change: **+\$45k, 09-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2014**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Parkade,Stall,Underground

Finished Floor Area

Abv Sqft: **1,275**
 Low Sqft:
 Ttl Sqft: **1,275**

DOM

35
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Fireplace(s),Forced Air**
 Sewer:
 Ext Feat: **Balcony,Courtyard,Lighting**

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

Kitchen Appl: **Dishwasher,Gas Range,Microwave,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Double Vanity,Elevator,High Ceilings,Kitchen Island,Open Floorplan,Soaking Tub,Storage,Vinyl Windows,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>
3pc Bathroom	Main	8`1" x 10`2"	5pc Ensuite bath	Main	12`11" x 14`7"
Bedroom	Main	14`10" x 10`5"	Kitchen	Main	12`6" x 9`11"
Laundry	Main	10`3" x 3`3"	Living Room	Main	16`9" x 19`9"
Bedroom - Primary	Main	11`6" x 11`5"			

Legal/Tax/Financial

Condo Fee: **\$887** Title: **Fee Simple** Zoning: **DC**

Fee Freq:
Monthly

Legal Desc: **1311832**

Remarks

Pub Rmks: **Ultra-rare penthouse in the sought-after Champagne at Quarry Park, a luxury condo complex backing onto the Bow River. This top-floor, east-facing unit offers stunning sunrise views, 10-foot ceilings, and a peaceful lifestyle in a concrete building. The 2-bedroom, 2-bathroom layout ensures privacy, with bedrooms on opposite sides of the spacious living area. The chef-inspired kitchen features custom stained cabinets, Wolf and Sub-Zero appliances, and a large granite island perfect for entertaining. The living area, with a gas fireplace, offers flexibility for various layouts, complemented by hand-scraped hardwood floors and heated tile in the bathrooms. The master suite boasts an expansive walk-in closet, a spa-like ensuite with a soaker tub, oversized shower, and motorized blackout shades. The second bedroom includes a patio door and access to a Jack-and-Jill bathroom with high-end finishes. Additional features include dual HVAC systems, smart home controls, in-suite laundry, built-in shelving, and fiber internet. The unit comes with 2 titled underground parking spaces, a large storage locker, and 24/7 access to a private car wash and secured bike storage. Champagne at Quarry Park offers direct access to the Bow River pathway, nearby parks, and is minutes from local amenities. Experience maintenance-free, luxury riverside living. Book your showing today!**

Inclusions: **N/A**
Property Listed By: **Real Broker**

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







