

## 652 QUARRY Way, Calgary T2C 5H6

MLS®#:	A2162863	Area:	Douglasdale/Glen	Listing	09/05/24	List Price: <b>\$1,200,000</b>
Status:	Active	County:	Calgary	Date: Change:	None	Association: Fort McMurray



k Feat:	Backs on to Park/Green Space,Gazebo,Low Maintenance Landscape,No Neighbours Behind,Landscaped,Underground Sprinklers Double Garage Attached,Oversized,Tandem						
Feat:	Backs on to Parl	/Green Snace Gazeh	o Low Maintenance	andscane No Neighbou	rs		
ess:				5			
				Garage Sz:	3		
				Ttl Park:	5		
Shape:				<u>Parking</u>			
Shape:	5,440 Sqit	Tu Sqit.	2,030				
Sz Ar:	5,446 sqft	Ttl Saft:	2.656	Style.	2 Storey		
Information		Low Saft:	2,000	Style:	2 Storey		
r Built:	2013	Aby Sqft:	2,656	Baths:	3.5 (3 1)		
//Town:	Calgary	Finished Floor Ar	ea	Beds:	4 (3 1 )		
Type:	Detached			Layout			
р Туре:	Residential			13			
neral Information				DOM			

Utilities and Features

Roof:	Asphalt		Construction:					
Heating:	Forced Air,Natural Gas	Stone,Stucco	Stone,Stucco					
Sewer:			Flooring:	Flooring:				
Ext Feat:	BBQ gas line,Fire Pit,Garden,Playgrou	Ind,Private	Carpet,Ceramic Tile,Ha	Carpet, Ceramic Tile, Hardwood				
	Yard, Storage	Water Source:	• •					
		Fnd/Bsmt:	Fnd/Bsmt:					
			Poured Concrete	Poured Concrete				
Kitchen Appl:	Bar Fridge.Built-In Ov	en.Central Air Conditioner.Convect	r Conditioner,Convection Oven,Dishwasher,Garage Control(s),Garburator,Gas Cooktop,Humidifier,Microwave,Range					
	Hood, Refrigerator, Washer/Dryer, Window Coverings							
Int Feat:								
Utilities:								
	Room Information							
Room	Level	Dimensions	Room	Level	Dimensions			
Living Room	Main	18`11" x 13`0"	Kitchen	Main	15`0" x 11`0"			
Pantry	Main	4`9" x 4`9"	Dining Room	Main	11`5" x 10`0"			
Foyer	Main	9`7" x 5`9"	Walk-In Closet	Main	5`3" x 4`9"			
Mud Room	Main	10`5" x 6`1"	2pc Bathroom	Main	5`2" x 4`9"			
<b>Covered Porch</b>	Main	7`7" x 4`11"	Bonus Room	Upper	17`6" x 13`11"			
				••				

Game Room Bedroom Laundry 4pc Ensuite bath Balcony Game Room Kitchenette	Upper Upper Upper Upper Lower Lower	12`5" x 10`3" 12`5" x 9`9" 10`5" x 8`11" 14`9" x 11`5" 9`7" x 5`3" 17`5" x 11`10" 10`3" x 8`0" 9`7" x 4`11"	Bedroom - Primary Bedroom 4pc Bathroom Balcony Hobby Room Bedroom Wine Cellar Furnace/Utility Room	Upper Upper Upper Main Lower Lower	16`7" x 13`11" 12`9" x 10`4" 13`2" x 5`4" 6`3" x 5`6" 12`2" x 9`4" 13`9" x 8`2" 9`7" x 4`6" 12`1" x 10`1"		
3pc Bathroom	Lower	97 X4 II	Legal/Tax/Financial	Lower	12 1 × 10 1		
Title: <b>Fee Simple</b> Legal Desc:	1112713	Zoning: <b>R-1</b>	Remarks				
Pub Rmks: Inclusions: Property Listed By:	<ul> <li>Welcome Home to QUARRY PARK! Check out this One-Of-A-Kind, Custom-Built Home, beautifully built with Meticulous attention to Detail and Impeccable Craftsmanship. Original owner this property features almost 2700 sq. feet above grade, plus a FULLY Developed basement and an Oversized Double Attached Garage PLUS Tandem. Step inside from inviting covered Porch and enjoy rich gorgeous HARDWOOD flooring throughout both main &amp; upper floors. Gourmet Kitche with oversized Kitchen ISLAND, absolutely ideal for entertaining guests. Upgraded Appliances, GRANITE countertops, and a convenient Butler's Pantry. Living roo is equally captivating, with stunning stone-surround FIREPLACE and impressive windows overlooking picturesque backyard. A Masterpiece of LANDSCAPING, yard 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! An outdoor Sanctuary, it has been thoughtfully designed for your enjoyment, while remaining surprisingly low- maintenance. Perfect setting for BBQs and quality time with friends &amp; family. But that's not all; this home has a custom Hot Tub Room for you &amp; your guest and it fully operational year-round. Spacious Mudroom and 1/2 bath complete the main floors' amenities. Ascending to the upper level, you'll find 3 huge 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 legance and featuring its own Private BALCONY overlooking the lovely backyard. Ensuite is a true indulgence, with In-Floor Heating and Walk-In Closet that complements this luxurious space. Laundry Room is also perfect ljecated or 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-</li></ul>						

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