



THE
A-TEAM

**RE/MAX
FIRST**

26 QUARRY Point, Calgary T2C 5G4

MLS®#: **A2165166** Area: **Douglasdale/Glen** Listing **09/12/24** List Price: **\$1,299,000**
 Status: **Pending** County: **Calgary** Change: **-\$89k, 22-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2013**
Lot Information
 Lot Sz Ar: **7,760 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,452**
 Low Sqft:
 Ttl Sqft: **3,452**

DOM

70
Layout
 Beds: **8 (5 3)**
 Baths: **5.0 (5 0)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Landscaped,Level,Many Trees,Underground Sprinklers,Pie Shaped Lot,Private,Treed**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Electric Stove,Garage Control(s),Refrigerator,Washer,Water Softener,Window Coverings**
 Int Feat: **Central Vacuum,High Ceilings,Kitchen Island,Open Floorplan,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	23`11" x 18`0"	Bedroom	Second	11`5" x 11`5"
Bedroom	Second	11`9" x 10`0"	Bedroom	Second	11`9" x 10`0"
Bedroom	Main	10`5" x 9`11"	Bedroom	Basement	11`5" x 10`3"
Bedroom	Basement	13`5" x 9`10"	Bedroom	Basement	12`10" x 9`10"
Kitchen	Main	15`5" x 14`0"	Dining Room	Main	15`7" x 11`0"

Living Room	Main	19`7" x 14`0"	Office	Main	13`6" x 9`7"
Foyer	Main	15`0" x 5`10"	Bonus Room	Second	18`7" x 12`11"
Laundry	Second	8`11" x 5`7"	Breakfast Nook	Main	15`3" x 9`10"
Mud Room	Main	12`5" x 5`5"	Storage	Basement	12`7" x 8`1"
Storage	Basement	12`11" x 9`5"	Flex Space	Basement	19`4" x 10`7"
Kitchen	Basement	13`2" x 11`4"	Living Room	Basement	13`2" x 12`0"
5pc Ensuite bath	Second	16`4" x 9`2"	4pc Ensuite bath	Second	9`1" x 4`11"
5pc Bathroom	Second	12`3" x 5`4"	3pc Bathroom	Main	7`7" x 6`9"
4pc Bathroom	Basement	9`10" x 5`3"			

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **R-1**
 Legal Desc: **1112051**

Remarks

Pub Rmks: **SUPER VALUE! Riverside is living at its finest! 3-minute walking distance to BOW RIVER TRAIL. South exposure, family-friendly CUL-DE-SAC. Check 3D tour !!! RARE FIND !!! **WELL PRICED | STUNNING | EXECUTIVE | LUXURY | QUALITY | STYLE | COMFORT | FUNCTION | LIVING BESIDE THE BOW RIVER*** CUSTOM BUILT by Cardel Homes in prestigious Quarry Park | Cul-De-Sac, Quiet, Private, & Convenient Location | Fantastic Landscaping by Remington & Natural Reserve Surroundings | South Facing | 4800+ sqft FULLY DEVELOPED living space | High-quality finishes & fixtures & appliances | Open Concept Living | 9' ceilings on each floor | Hardwood flooring throughout | Laminate flooring in the bsmt. 2 kitchens | 2 Pantries | 2 Laundries | Bright & Sunny Living Space throughout| Huge & Spacious Bonus Room | Oversized Den/Office | Large Storage room | Total 8 Bedrooms | 5 Bathrooms | Primary Master Bdrm w/ 5 pieces, Double Sinks, Steam Sauna, & Huge walk-in closet | Secondary Master Bdrm w/ ensuite & walk-in closet | 4 bdrms on the second floor w/ 3 baths | One bedroom on the main floor w/ 1 bath | 3 bdrms in the bsmt w/ 1 bath. The fully developed basement offers an open concept living room w/second kitchen & pantry room,3 bedrooms, 1 full bathroom, a flex space, & a huge storage room. Owner's upgrades include: ECO soft water system | Irrigation | 2 Air-Conditions (TRAINE) | Professional Landscaping w/ Patio | Aspen trees / Fruit trees / Willows / Flower & Veggie beds | Garage Workstation | Garage Overhead Storage | New Fridge in the bsmt. This property is in the best location and close to all amenities: Playground, playfield, 3-minute walking distance to BOW RIVER TRAIL, walking to the beautiful CARBURN PARK & Dog Parks; Scenic biking trails along BOW RIVER PATHWAY; Remington YMCA and Public Library, QP Starbucks, Restaurant, Coop Shopping Center, bank, and Quarry Park business centers (Imperial Oil HQ, Remington HQ, Canadian Tire HQ, Cardel HQ, Bayer, etc.), are all within 5-10 minutes walking distance. 10 min driving to Deerfoot Meadows shopping (Costco, Ikea, T&T), Chinook Shopping Centre, & 130 Ave Shopping. Easy access to Deerfoot Trail & Glenmore Trail. Huge & Rare opportunities for people living with large families, or by investors (8 bdrms/5 baths), or living by families with bsmt tenants (for mortgage compensation), or living with older parents (main floor bdrm w/shower stall). Original Owners. Must See!**

Inclusions: **N/A**
 Property Listed By: **Skyrock**

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











