



THE
A-TEAM

**RE/MAX
FIRST**

653 QUARRY Way, Calgary T2C 5H6

MLS®#: **A2172335**

Area: **Douglasdale/Glen**

Listing Date: **10/10/24**

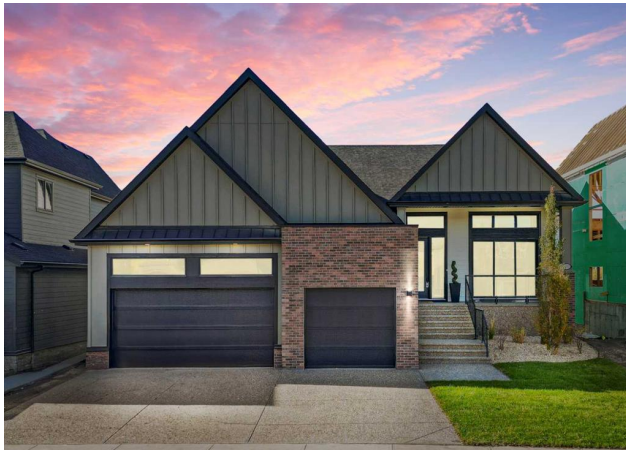
List Price: **\$1,899,900**

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

8

Layout

Beds: **3 (1 2)**

Baths: **2.5 (2 1)**

Style: **Bungalow**

Parking

Ttl Park: **6**

Garage Sz: **3**

Access:

Lot Feat:

Park Feat:

Backs on to Park/Green Space

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
Kitchen	Main	20`0" x 12`8"
Office	Main	12`0" x 11`6"
Media Room	Basement	18`10" x 15`6"
Game Room	Basement	16`9" x 10`6"
Laundry	Main	10`0" x 6`0"
Mud Room	Basement	14`0" x 6`2"

Room	Level	Dimensions
Dining Room	Main	17`0" x 12`9"
Great Room	Main	17`6" x 16`9"
Foyer	Main	10`0" x 7`8"
Game Room	Basement	16`4" x 12`6"
Storage	Basement	18`4" x 13`0"
Bedroom - Primary	Main	16`0" x 15`0"

Bedroom
2pc Bathroom
3pc Bathroom

Basement
Main
Basement

14`2" x 11`0"
5`8" x 5`5"
11`4" x 5`3"

Bedroom
5pc Ensuite bath

Basement
Main

14`2" x 11`0"
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 | FULLY LANDSCAPED | 2.99% FINANCING AVAILABLE. **Introducing the Blairmore at 653 Quarry Way 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 design, BREATHTAKING VIEWS, and city convenience! 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 expansive 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 EV charging station. Modern features include air conditioning, a tankless water heater, radon mitigation, water softener, HRV system, high efficiency furnace, steam clothing care 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. Don't miss your chance! Book your showing today and benefit from the builder's limited-time LOW 2.99% INTEREST RATE.**

Inclusions:
Property Listed By:

Steam Clothing Care System
Ally Realty

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



