

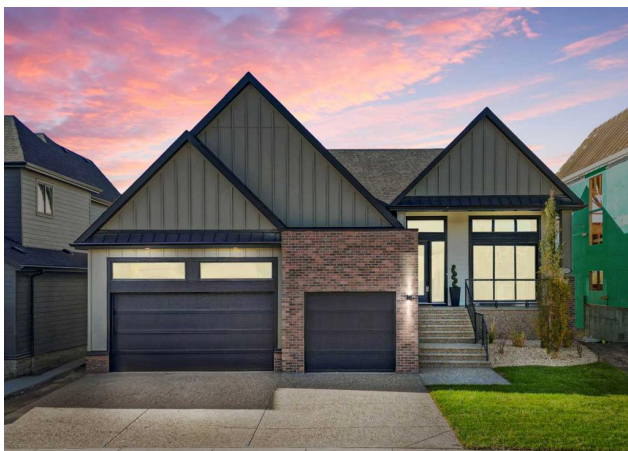


THE A-TEAM

RE/MAX FIRST

653 QUARRY Way, Calgary T2C 5H6

MLS@#: A2172335 Area: Douglasdale/Glen Listing 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
Finished Floor Area
Abv Sqft: 2,023
Low Sqft:
Ttl Sqft: 2,023
Lot Sz Ar: 6,705 sqft
Lot Shape:

DOM

54
Layout
Beds: 3 (1 2)
Baths: 2.5 (2 1)
Style: Bungalow

Parking

Ttl Park: 6
Garage Sz: 3

Access:

Lot Feat: Backs on to Park/Green Space
Park Feat: 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 Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Wet Bar
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Kitchen, Office, Media Room, Game Room, Laundry, Mud Room, Dining Room, Great Room, Foyer, Game Room, Storage, Bedroom - Primary with their respective levels and dimensions.

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:

Zoning:
R-1

1210207

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 w/ IRRIGATION | 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



