



THE
A-TEAM

**RE/MAX
FIRST**

51 QUARRY Common, Calgary T2C 5T3

MLS®#: **A2182092** Area: **Douglasdale/Glen** Listing Date: **12/12/24** List Price: **\$875,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2018**
Lot Information
 Lot Sz Ar: **3,401 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,385**
 Low Sqft:
 Ttl Sqft: **2,385**

DOM

9
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Front Yard,Interior Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt**
 Heating: **Boiler,In Floor,Natural Gas**
 Sewer:
 Ext Feat: **Lighting,Private Entrance**

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

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **High Ceilings,Kitchen Island,No Smoking Home,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`0" x 13`8"	Kitchen	Main	10`3" x 16`0"
Dining Room	Main	10`6" x 13`0"	Den	Main	8`2" x 12`8"
Laundry	Main	7`3" x 8`10"	Bedroom - Primary	Main	11`0" x 14`11"
Bedroom	Upper	10`4" x 13`4"	Bedroom	Upper	10`4" x 13`4"
Loft	Upper	10`0" x 18`3"	2pc Bathroom	Main	
4pc Bathroom	Upper		4pc Ensuite bath	Main	

Legal/Tax/Financial

Condo Fee:
\$438

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **1912090**

Remarks

Pub Rmks: **OPEN HOUSE CANCELLED** Nestled in the desirable Quarry Park community, this stunning 1.5-storey home is nothing short of breathtaking. From the moment you step through the door, you're greeted by soaring ceilings and an elegant open floor plan. The gorgeous white kitchen, complete with quartz countertops, a gas cooktop, a built-in microwave, oven, and a large island, is a chef's dream. The living room, anchored by a cozy gas fireplace, and the spacious dining area make it perfect for entertaining. The main floor also boasts a private den and a luxurious primary bedroom with a 5-piece ensuite and walk-in closet, all enhanced by engineered hardwood flooring throughout. Upstairs, you'll find a versatile loft space, two generous bedrooms, and a well-appointed 4-piece bathroom. Modern features include a hot water tank with a boiler system, in-slab heating with a heat exchanger, a water softener, air conditioning, and a gas line for your BBQ. A double attached garage for your convenience as well. The location is unparalleled, just steps from the Bow River pathways, Carburn Park, Quarry Park's shops and restaurants, the YMCA, and more. This is a home that combines style, comfort, and convenience in one exceptional package.

Inclusions: **2 TV's in living room and loft**
Property Listed By: **eXp Realty**

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













