653 QUARRY Way, Calgary T2C5H6

MLS®#:	**A2189369**	Area:	**Douglasdale/Glen**	Listing Date:	**01/21/25**	List Price:	**$1,899,900**
Status:	**Active**	County:	**Calgary**	Change:	**None**	Association:	**Fort McMurray**

General Information

					DOM
Prop Type:	**Residential**				**12**
Sub Type:	**Detached**				Layout
City/Town:	**Calgary**	Finished Floor Area			Beds: **3 (1 2)**
Year Built:	**2024**	Abv Sqft:	**2,023**		Baths: **2.5 (2 1)**
Lot Information		Low Sqft:			Style: **Bungalow**
Lot Sz Ar:	**6,867 sqft**	Ttl Sqft:	**2,023**		
Lot Shape:					Parking
					Ttl Park: **6**
					Garage Sz: **3**

Access:
Lot Feat: **Back Yard,Backs on to Park/Green Space,Lawn,Landscaped,Level**
Park Feat: **Triple Garage Attached**

Utilities and Features

Roof:	**Asphalt Shingle**	Construction: **Brick,Cement Fiber Board,Metal Siding**
Heating:	**Forced Air**	Flooring:
Sewer:		Flooring: **Carpet,Hardwood,Tile**
Ext Feat:	**BBQ gas line**	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,Open Floorplan,Quartz Counters,Soaking Tub,Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	**Main**	**20`0" x 12`8"**	**Dining Room**	**Main**	**17`0" x 12`9"**
Office	**Main**	**12`0" x 11`6"**	**Great Room**	**Main**	**17`6" x 16`9"**
Media Room	**Basement**	**18`10" x 15`6"**	**Foyer**	**Main**	**10`0" x 7`8"**
Game Room	**Basement**	**16`9" x 10`6"**	**Living Room**	**Basement**	**16`4" x 12`6"**
Laundry	**Main**	**10`0" x 6`0"**	**Storage**	**Basement**	**18`4" x 13`0"**
Mud Room	**Main**	**14`0" x 6`2"**	**Bedroom - Primary**	**Main**	**16`0" x 15`0"**

Bedroom	Basement	14`2" x 11`0"	Bedroom	Basement	14`2" x 11`0"
2pc Bathroom	Main	5`8" x 5`5"	5pc Ensuite bath	Main	15`1" x 13`5"
3pc Bathroom	Basement	11`4" x 5`3"			

Legal/Tax/Financial

Title:	Zoning:	
Fee Simple	**R-G**	
Legal Desc:	**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: **N/A**

Property Listed By: **Real Broker**

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

QUARRY PARK
FAST COMMUTE

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CALGARY CO-OP

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