



THE
A-TEAM

**RE/MAX
FIRST**

525 QUARRY Green, Calgary T2C 5G5

MLS®#: **A2196590** Area: **Douglasdale/Glen** Listing Date: **02/26/25** List Price: **\$1,099,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2014**
Lot Information
 Lot Sz Ar: **6,383 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,723**
 Low Sqft:
 Ttl Sqft: **2,723**

DOM

0
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat:

Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Front Yard,Greenbelt,Landscaped,Level,Pie Shaped Lot,Street Lighting,Treed,Underground Sprinklers,Yard Lights
Aggregate,Double Garage Attached,Garage Door Opener,Insulated

Park Feat:

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Other,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Water Softener,Window Coverings**
 Int Feat: **Breakfast Bar,Closet Organizers,High Ceilings,Kitchen Island,No Smoking Home,Quartz Counters,Soaking Tub,Tankless Hot Water**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	17`5" x 14`9"
Kitchen	Main	17`0" x 9`10"
Den	Main	10`11" x 9`0"
Mud Room	Main	7`10" x 9`11"
Bedroom	Second	12`3" x 11`0"
Family Room	Second	19`0" x 15`0"
2pc Bathroom	Main	0`0" x 0`0"

Room	Level	Dimensions
Dining Room	Main	12`0" x 10`8"
Breakfast Nook	Main	11`7" x 14`9"
Foyer	Main	8`1" x 10`3"
Bedroom - Primary	Second	15`11" x 17`7"
Bedroom	Second	12`4" x 11`1"
Laundry	Second	8`0" x 9`6"
4pc Bathroom	Second	0`0" x 0`0"

5pc Ensuite bath

Second

0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1112713

Zoning:
R-G

Remarks

Pub Rmks: **The best Quarry Park offers is in this upscale 2,700 sq' two storey on a quiet cul-de-sac backing west onto a linear park space and only steps to the Bow River. Quarry Park is the city's best-kept secret, with quality shopping and restaurants, one of the best YMCAs, and fast access in and out of the community. This quality Cardel-built home offers large principal rooms, excellent finishing, and a family-friendly floor plan. Large foyer and mud room, formal dining, main floor den to work from home, butler pantry, upscale kitchen with quartz counter tops, stainless steel appliances, glass tile backsplash, and 42" shaker kitchen cabinets with soft close doors and drawers. Estate casing and baseboard, knockdown stipple, 9' ceilings on the main floor, and a basement with 8' interior doors. Enjoy large bedrooms and a decedent ensuite bath, offering a deep soaker tub, 10 mil glass shower, 2 sinks, and a water closet. The large pie-shaped lot is professionally landscaped and features a pergola, lots of patio space, and a stone F.P. This home backs onto a large park space with connectivity to the Bow River and kilometers of pathway system that run from Fish Creek Park to downtown. On-demand hot water, water softener, RI for a gas stove, loads of built-in storage, transom windows, upper walk-through laundry, vaulted ceilings in the upper family room, RI plumbing in the basement, and more!**

Inclusions: **None**
Property Listed By: **RE/MAX Realty Professionals**

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













