

\$649,999 - 8 Quarry Gate Se, Calgary

MLS® #A2109818

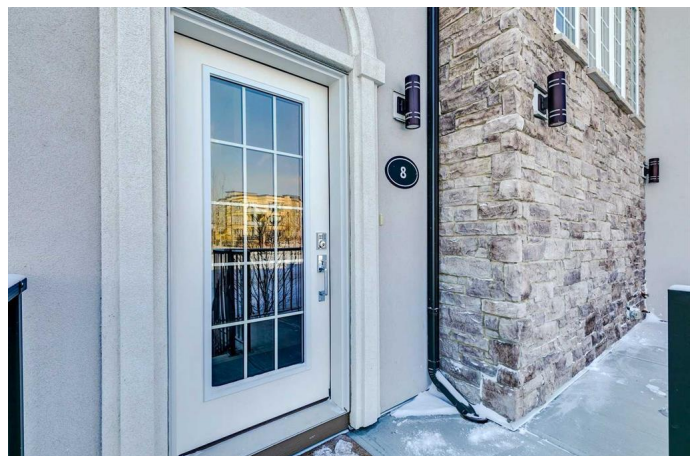
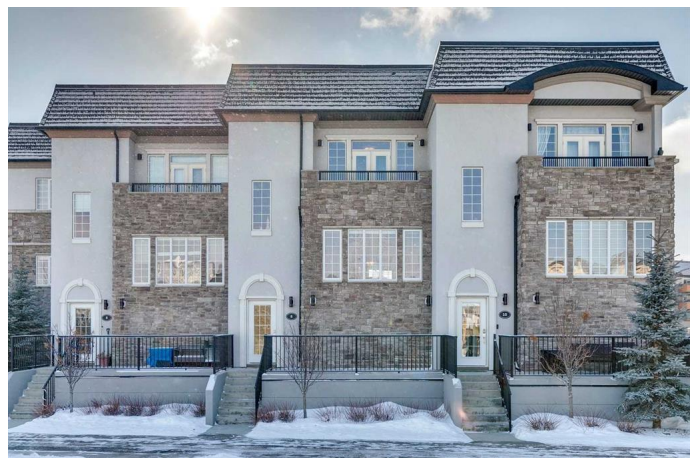
\$649,999

2 Bedroom, 3.00 Bathroom, 1,614 sqft

Residential on 0.00 Acres

Douglasdale/Glen, Calgary, Alberta

Rarely do opportunities arise to own a luxury French-inspired townhome as exquisite as this. Nestled mere steps from the tranquil Bow River, this residence is a masterpiece of elegance and sophistication, offering a harmonious blend of indoor luxury and outdoor serenity. As you approach, the allure is immediate – a picturesque setting with lush greenery and a captivating water feature. Step inside to discover a haven of modern luxury and timeless charm. The expansive main floor boasts 9'™ ceilings and an abundance of natural light, accentuating the wide plank white oak engineered hardwood flooring and creating an inviting ambiance throughout. Entertain with ease in the spacious living room, framed by oversized windows that offer panoramic views of the surrounding green space. Adjacent, a glass-enclosed office provides a serene space for work or study, while the dining area beckons gatherings with loved ones. The heart of the home, the gourmet kitchen, is a chef's dream, featuring sleek white shaker cabinets, quartz countertops, and a gas range for culinary excellence. Ascend to the upper level to discover a sanctuary of relaxation and comfort. The luxurious master retreat awaits, complete with an attached ensuite, walk-in closet, and private patio overlooking the tranquil surroundings. The additional bedroom offers versatility and space, while the convenience of an upper-floor laundry room enhances daily living. With every detail meticulously curated



for modern living, including central A/C and an attached double garage with a spacious mudroom, this home epitomizes effortless luxury. Outside, the community beckons with beautiful walking and biking paths, charming coffee shops, pubs, and restaurants, creating a lifestyle of unparalleled convenience and enjoyment. Perfectly situated with easy access to nearby amenities, shops, restaurants, transit, and parks, this home offers the best of both worlds – a peaceful retreat just moments from the vibrant pulse of city life. Whether strolling along the Bow River pathway or exploring nearby parks, nature is truly at your doorstep. Move-in ready and meticulously maintained, this is more than just a home – it's a lifestyle opportunity not to be missed. Embrace the epitome of luxury living and book your showing today. This one is a must-see!!

Built in 2018

Essential Information

MLS® #	A2109818
Price	\$649,999
Sold Price	\$649,999
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,614
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	8 Quarry Gate Se
---------	------------------

Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 5M9

Amenities

Amenities	Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Tankless Hot Water, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	Lighting
Lot Description	Back Lane, Creek/River/Stream/Pond, Low Maintenance Landscape
Roof	Asphalt/Gravel
Construction	Brick, Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 29th, 2024
Date Sold	May 4th, 2024
Days on Market	65
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS® , Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.