

# \$1,200,000 - 652 Quarry Way Se, Calgary

MLS® #A2162863

**\$1,200,000**

4 Bedroom, 4.00 Bathroom, 2,656 sqft

Residential on 0.13 Acres

Douglasdale/Glen, Calgary, Alberta

Welcome Home to QUARRY PARK! Check out this One-Of-A-Kind, Custom-Built Home, beautifully built with Meticulous attention to Detail and Impeccable Craftsmanship. Original owner this property features almost 2700 sq. feet above grade, plus a FULLY Developed basement and an Oversized Double Attached Garage PLUS Tandem. Step inside from inviting covered Porch and enjoy rich gorgeous HARDWOOD flooring throughout both main & upper floors. Gourmet Kitchen with oversized Kitchen ISLAND, absolutely ideal for entertaining guests. Upgraded Appliances, GRANITE countertops, and a convenient Butler's™ Pantry. Living room is equally captivating, with stunning stone-surround FIREPLACE and impressive windows overlooking picturesque backyard. A Masterpiece of LANDSCAPING, yard comes complete with a Rock Feature, charming Gazebo, Firepit for cozy gatherings, custom Garden Shed, Underground Sprinkler System, and Backing onto GREENSPACE for complete privacy, Wow! An outdoor Sanctuary, it has been thoughtfully designed for your enjoyment, while remaining surprisingly low-maintenance. Perfect setting for BBQs and quality time with friends & family. But that's not all; this home has a custom Hot Tub Room for you & your guest and it's fully operational year-round. Spacious Mudroom and 1/2 bath complete the main floors' amenities. Ascending to the upper level, you'll find 3 huge bedrooms, a Bonus Room, and an



Entertainment space that opens onto an Upper Balcony where you can unwind while soaking in breathtaking sunsets over the majestic Mountains to the West. Primary bedroom is a sanctuary in itself, boasting size and elegance and featuring its own Private BALCONY overlooking the lovely backyard. Ensuite is a true indulgence, with In-Floor Heating and Walk-In Closet that complements this luxurious space. Laundry Room is also perfectly located on upper level. FULLY Developed basement includes a 4th bedroom, versatile Rec Room complete with a Wet Bar, Surround Sound, a Wine Room, and a Modern 3pc bath with oversized shower and In-Floor Heating. Situated in one of Calgary's most sought-after communities, Quarry Park offers the perfect lifestyle with the convenience of Amenities within walking distance, while surrounded by a thriving ecosystem with 50-Acre Nature Reserve, the Expansive 90 acres of Green Spaces and Parks and across the road from the serene Bow River. The Market at Quarry Park is only blocks away and there you'll discover an array of Grocery stores, Boutique shops, Restaurants, Coffee shops, and other essential Amenities. Don't miss the opportunity to experience luxury living at its finest. Start living your dream in Quarry Park, call today!!

Built in 2013

### **Essential Information**

MLS® #	A2162863
Price	\$1,200,000
Sold Price	\$1,135,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,656
Acres	0.13

Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### **Community Information**

Address	652 Quarry Way Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 5H6

### **Amenities**

Amenities	None
Parking Spaces	5
Parking	Double Garage Attached, Oversized, Tandem

### **Interior**

Interior Features	Bar, Built-in Features, Ceiling Fan(s), Kitchen Island, No Animal Home, Central Vacuum
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Bar Fridge, Convection Oven, Garburator, Gas Cooktop, Humidifier
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit, Garden, Private Yard, Storage, BBQ gas line, Playground
Lot Description	Low Maintenance Landscape, Landscaped, Backs on to Park/Green Space, Gazebo, No Neighbours Behind, Underground Sprinklers
Roof	Asphalt
Construction	Stone, Stucco

Foundation                Poured Concrete

**Additional Information**

Date Listed                September 5th, 2024  
Date Sold                 October 2nd, 2024  
Days on Market         27  
Zoning                     R-1  
HOA Fees                 251.00  
HOA Fees Freq.         ANN

**Listing Details**

Listing Office             RE/MAX iRealty Innovations

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