



102, 121 Quarry Way SE  
Calgary, Alberta

MLS # A2295422



**\$915,000**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,481 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, See Remarks, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Other, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,134
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Stucco	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, See Remarks, Storage		

**Inclusions:** Built-in Coffee maker, 4 bar stools, Alarm system unmonitored, water feature, portable humidifier

Coveted, Spectacular Corner Unit location on the main floor offering a harmonious blend of luxurious decor and natural beauty right outside your door. Unobstructed views of the Bow River and parkland, with lots of opportunity to ride your bike, walk and enjoy the outdoors and wildlife that wander close by for your enjoyment. Kitchen with plumbed-in coffee maker, gas stove, dishwasher, fridge, hood fan, microwave. Espresso color cabinetry and leathered granite countertops. Beautiful island overlooking dining and living rooms with an amazing view of the extensive yard & beyond the walking paths to the river. Breakfast bar seating for 4 with stools included. Lovely built-in desk with ample shelving. Engineered flooring (Arctic Oak). Water Feature! Custom draperies. All window blinds are motorized throughout. Bedrooms have black out drapes. (Custom window coverings) Primary bedroom with 5-piece bath and heated towel bar is very spacious with 2 sinks, tub/separate shower. Walk-in closet with ample, well designed shelving. 3-piece bathroom is shared with second bedroom for complete privacy or easy for visitors as well. Lots of built-in storage. Stacking washer/dryer. Gas outlet on patio. 2 Titled Parking Stalls/P2 (187, 188) included. 1 Titled Storage included. Bicycle storage. Car wash. Pet friendly with board approval. Walk to Carburn Park. Easy access to major transportation routes, shopping, restaurants, YMCA and a lot more! Champagne is a wonderful, amazing condo complex. First, book a viewing! You must see it to enjoy it! This condo has the best corner location in the complex and offers everything for the outdoor enthusiast! Be sure to see now!! Be sure to let us know if you find another home that beats this one! What compares?? Not much!! Are you retiring? Downsizing? Wanting condo living?? This is for you!! Builder measurement for this unit is

1535 sq. ft.