



**504, 211 Quarry Way SE
Calgary, Alberta**

MLS # A2296363



\$1,199,000

Division:	Douglasdale/Glen		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Penthouse		
Size:	1,560 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, In Floor, Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,142
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Stucco	Zoning:	DC
Foundation:	-	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Crown Molding, Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan

Inclusions: Control 4 Home Media System, all wall mounted tv's and mounts

Welcome to Champagne, an exclusive community bordering the Bow River in Quarry Park, Southeast Calgary. This luxurious corner penthouse offers 1,560 sq. ft. of refined living space, highlighted by soaring 10-foot ceilings and expansive windows that flood the home with natural light. The 2-bedroom, 2-bathroom layout is complemented by a generous 12' x 40' private terrace overlooking the Bow River and beautifully landscaped gardens. Enjoy three-directional views capturing the river, downtown and morning sunrises. Inside, the residence is enhanced by rich walnut hardwood flooring, custom woodwork, and cabinetry, including wainscoting, throughout. The inviting living room is centered by a striking marble gas fireplace, framed by custom library shelving and a tailored mantle. The open-concept design seamlessly connects the living room, dining area, and kitchen, with walnut flooring flowing throughout, including both bedrooms. The bright and spacious primary bedroom features a large walk-in closet with custom wood cabinetry and shelving. The spa-inspired ensuite offers in-floor heating, dual sinks, a floor-to-ceiling tiled glass shower, and a separate soaker tub. The guest bedroom includes custom built-in closet cabinetry and is ideally situated next to a full bathroom, also complete with in-floor heating and additional storage. The kitchen is designed for both everyday living and entertaining, featuring a granite island with seating and premium appliances, including Sub-Zero, Wolf, and Asko. Additional highlights include motorized window blinds, ample storage in the laundry and front hall closets, as well as three conveniently located underground parking stalls near the elevator. Concrete construction ensures excellent soundproofing, complemented by the convenience of two elevators. This Prime Quarry Park location is optimized by the great Walkability

to the River walkways and bike trails , Cafes and shopping