



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

305, 221 Quarry Way SE
Calgary, Alberta

MLS # A2308616



\$550,000

Division:	Douglasdale/Glen		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	855 sq.ft.	Age:	2015 (11 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 631
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting		

Inclusions: Weber BBQ

Experience a masterclass in quiet luxury. This immaculate residence in The Champagne of Quarry Park offers a sophisticated retreat where high-end architectural details meet the calming cadence of the Bow River. Positioned to capture river views from its west-facing balcony, the home has been meticulously curated for those who value both aesthetic refinement and a seamless connection to the outdoors. The current owners have elevated the living experience with precision-engineered upgrades that prioritize both form and function. The interior is now defined by a commitment to order, featuring premium California Closets organizers and integrated, thoughtful pull-out storage options that ensure a clutter-free, minimalist aesthetic. The entire space has been recently refreshed with high-end Benjamin Moore paint, providing a luminous and durable backdrop to the executive finishes. In the primary suite, the atmosphere shifts to one of total sanctuary; beautiful custom-tailored drapery adds a layer of soft texture to the room, while high-performance blackout curtains provide the ultimate environment for rest. These bespoke additions complement the existing executive finishes, including rich hardwood flooring, granite surfaces, 9-foot ceilings, and a chef-inspired kitchen equipped with a gas range and stainless hood fan. Living at The Champagne is as much about the environment as it is the architecture. The building's concrete construction offers a rare sense of permanence and superior noise suppression, allowing the peaceful serenity of the river setting to remain undisturbed. Step outside to engage with the Bow River pathway system, a lifestyle luxury that provides miles of scenic trails for morning runs or reflective sunset strolls. This pedestrian-friendly location places you just steps from the vibrant local YMCA, boutique shops, and the business district,

while pet owners will appreciate the immediate proximity to the water and Sue Higgins Off-Leash Park. Complete with a titled parking stall, secure storage locker, and a private resident car wash, this residence offers a rare opportunity to inhabit a space where every detail is considered - a quiet, riverside enclave that remains effortlessly connected to the pulse of the city.