



**GRASSROOTS**  
REALTY GROUP

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652 Quarry Way SE  
Calgary, Alberta

MLS # A2329526



**\$1,175,000**

|           |                                                                        |        |                   |
|-----------|------------------------------------------------------------------------|--------|-------------------|
| Division: | Douglasdale/Glen                                                       |        |                   |
| Type:     | Residential/House                                                      |        |                   |
| Style:    | 2 Storey                                                               |        |                   |
| Size:     | 2,656 sq.ft.                                                           | Age:   | 2013 (13 yrs old) |
| Beds:     | 4                                                                      | Baths: | 3 full / 1 half   |
| Garage:   | Aggregate, Double Garage Attached, Oversized                           |        |                   |
| Lot Size: | 0.13 Acre                                                              |        |                   |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Beh |        |                   |

|             |                                                                                                                                                                           |            |     |
|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----|
| Heating:    | Forced Air, Zoned                                                                                                                                                         | Water:     | -   |
| Floors:     | Carpet, Hardwood, Tile                                                                                                                                                    | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                                                                                                                           | Condo Fee: | -   |
| Basement:   | Full                                                                                                                                                                      | LLD:       | -   |
| Exterior:   | Stucco, Wood Frame                                                                                                                                                        | Zoning:    | R-G |
| Foundation: | Poured Concrete                                                                                                                                                           | Utilities: | -   |
| Features:   | Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Walk-In Closet(s), Wet Bar, Wired for Sound |            |     |
| Inclusions: | Hot Tub, Office Desks                                                                                                                                                     |            |     |

Welcome to Luxury Living in Quarry Park! This exceptional, custom-designed home offers over 3,500 sq. ft. of beautifully finished living space, including a fully developed basement and a truly impressive dream garage—complete with running water, forced air heating, high ceilings, epoxy floors, and extra built-in storage. From the moment you step inside, you’re greeted by rich hardwood flooring that flows throughout the main level plus up the custom stairs and upper level. The chef’s kitchen is a showstopper, featuring a sprawling island, granite countertops, upgraded appliances, and a custom pantry outfitted with power and built-ins. Perfect for entertaining, the adjoining dining area includes a built-in bar and storage, while the living room boasts vaulted ceilings, a stunning stone fireplace, and oversized windows overlooking the lush, private backyard. Step outside to your own outdoor paradise—complete with a covered deck (with gas line for BBQ), tranquil water feature, gas firepit, gazebo, irrigation system, ambient lighting, and direct access to greenspace for enhanced privacy. A rare find, the main floor also includes a dedicated hot tub room designed for year-round enjoyment. Upstairs, you’ll discover three spacious bedrooms, a large bonus/media room, upper laundry, and two private balconies. The serene primary suite offers a personal balcony overlooking the backyard, a spa-like ensuite with heated flooring, and a walk-in closet with custom built-ins. Downstairs, the fully finished basement is the ultimate hangout zone—featuring a stylish wet bar, wine room, surround-sound theatre/media space, and a fourth bedroom alongside a sleek 3-piece bathroom. Additional upgrades include: Lutron motorized window shades, triple-pane windows, Gemstone lighting, built-in speakers throughout including outside, and a

custom garden shed with power and heat. Just steps from the Bow River Pathway and close to Carburn Park, Quarry Park Market, and major roadways like Deerfoot, Glenmore, 24th, and 18th—this one-of-a-kind property blends high-end features with unbeatable location and lifestyle.