



GRASSROOTS
REALTY GROUP

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25 Quarry Common SE
Calgary, Alberta

MLS # A2336291



\$995,000

Division:	Douglasdale/Glen		
Type:	Residential/Duplex		
Style:	1 and Half Storey, Attached-Side by Side		
Size:	2,373 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Level, Low Maint		

Heating: Boiler, In Floor, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: None

Exterior: Stone, Stucco, Wood Frame

Foundation: Slab

Features: High Ceilings, Kitchen Island, Quartz Counters

Water: -

Sewer: -

Condo Fee: \$ 580

LLD: -

Zoning: M-2

Utilities: -

Inclusions: na

A rare offering in Quarry Park, 25 Quarry Common SE is one of only a limited number of duplex residences within this sought-after enclave and occupies one of its most desirable locations, overlooking pathways and open green space. Offering nearly 2,400 sq. ft., a main-floor primary suite, exceptional outdoor living and extensive custom upgrades, this beautifully maintained 1.5-storey home delivers the space and privacy of a residence with the ease of lock-and-leave living. The thoughtfully designed main level allows for everyday living entirely on one floor. Soaring ceilings and abundant natural light enhance the open-concept living and dining areas, while the beautifully appointed kitchen anchors the space. A dedicated main-floor office or what could be a second bedroom, provides a quiet and functional workspace. A striking custom fireplace mantle, designed as an homage to the Rocky Mountains and the Imperial Oil building in Quarry Park, creates a distinctive focal point, complete with built-in lighting and fans. Thoughtful millwork and custom details add warmth and character throughout. The main-floor primary suite offers a private retreat with ensuite and walk-in closet, while the laundry and mudroom are conveniently located on the same level with direct access to the attached garage. Upstairs, the expansive open loft provides tremendous flexibility. Currently designed as an additional living and guest space with custom shelving and a Murphy bed, the upper level is also roughed-in to accommodate the potential addition of two bedrooms, allowing the home to evolve with its next owner. The outdoor setting is equally impressive. A slightly larger lot than many within the development provides beautifully landscaped gardens and front, side and rear patios, creating multiple places to entertain, relax and enjoy the surrounding green space and pathway views.

Extensive custom upgrades distinguish this home, including a built-in "wine cellar" beneath the staircase with shelving, wine storage, safe and tiled flooring; Hunter Douglas power blinds; UV air purification; Carrier 14 SEER horizontal-discharge air conditioning; programmable fireplace controls; and numerous custom finishes. The garage has also been significantly upgraded with custom lighting, wall panels, shelving and finished flooring. Located just minutes from the Bow River pathway system, parks, shopping, restaurants, transit and major roadways, this is a rare opportunity to enjoy one of Quarry Park's most desirable locations. 25 Quarry Common SE offers an exceptional combination of space, privacy, beautiful outdoor living and lock-and-leave convenience.