GRASSROOTS REALTY GROUP

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105, 211 Quarry Way SE
Calgary, Alberta

MLS # A2352330

$449,000

Division:	Douglasdale/Glen		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	853 sq.ft.	**Age:**	2015 (11 yrs old)
Beds:	1	**Baths:**	1
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	Creek/River/Stream/Pond, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Marble	**Sewer:**	-
Roof:	Flat	**Condo Fee:**	$ 657
Basement:	None	**LLD:**	-
Exterior:	Brick, Concrete, Metal Siding , Wood Frame	**Zoning:**	DC
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, Crown Molding, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Tray Ceiling(s)		
Inclusions:	N/A		

Open House Saturday October 17th 1:00pm - 4:00pm. Refined finishes, thoughtful design and a beautiful Bow River setting come together in this luxurious ground-level condo at the prestigious Champagne building in Quarry Park. Spanning over 850 sq ft, this elegant home showcases a sophisticated, minimalist aesthetic with rich hardwood flooring, crown molding, tray ceilings and a neutral color palette throughout. An open-concept layout connects the principal living spaces, while central air conditioning maintains year-round comfort. At the heart of the home, a stunning kitchen impresses with an oversized granite island, upgraded stainless steel appliances including a gas stove and an Energy Star qualified refrigerator, a generous pantry and deep pot drawers for exceptional storage. Gather around the island for casual meals or host friends in the adjoining dining area, where the spacious design accommodates everyday living and entertaining alike. Natural light fills the inviting living room, with French doors opening onto an expansive private patio for a seamless connection to the outdoors. Complete with a gas line for barbecuing, this generous outdoor retreat extends your living space and invites quiet mornings or relaxing evenings. A dedicated office nook adds a convenient workspace without compromising the open layout. Unwind in the sophisticated primary bedroom, where dual closets lead to a beautifully appointed bathroom with granite countertops, a glass-enclosed shower, a deep soaker tub, and elegant finishes. In-suite laundry, titled underground parking and titled storage add everyday practicality to this exceptional home. Beyond your front door, the Champagne building makes a memorable first impression with its grand, beautifully finished lobby. Residents benefit from secure bicycle storage, an underground car wash and meticulously

landscaped grounds with a serene gazebo, picnic area, and inviting outdoor gathering spaces. Backing onto the picturesque Bow River, the property connects you to an extensive network of scenic pathways, ideal for walking, cycling, and enjoying the natural surroundings. Quarry Park further enriches this active lifestyle with nearby tennis courts, the YMCA, public library, boutique shopping, restaurants, Cardel Theatre, parks and playgrounds. Combining timeless elegance, low-maintenance convenience, and an outstanding riverside community, this is a wonderful opportunity to experience the best of Quarry Park living.

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