

\$1,825,000 - 653 Quarry Way Se, Calgary

MLS® #A2189369

\$1,825,000

3 Bedroom, 3.00 Bathroom, 2,023 sqft

Residential on 0.16 Acres

Douglasdale/Glen, Calgary, Alberta

****3,856 SQ.FT OF DEVELOPED SPACE | 3-BEDROOMS | 2.5-BATHROOMS | TRIPLE-CAR GARAGE | LARGE LOT BACKING GREEN SPACE | WEST-FACING BACKYARD | FULLY LANDSCAPED w/ IRRIGATION | 2.99% FINANCING AVAILABLE.** Introducing the Blairmore at 653 Quarry Way offering 3,856 sq.ft. of luxury living. Situated on a prime WALK-UP LOT, backing onto green space and just STEPS FROM THE BOW RIVER, this home will inspire you with its design, BREATHTAKING VIEWS, and city convenience! Inside, find 10' CEILINGS and a bright open floorplan. The FRONT OFFICE, with large sliding doors to the front balcony, is perfect for remote work. The kitchen and great room feature soaring VAULTED CATHEDRAL CEILINGS, a large island, and a gas range – ideal for cooking and entertaining in style. Relax by the gas fireplace in the great room with FLOOR-TO-CEILING WINDOWS showcasing expansive views. Enjoy meals in the spacious dining room and unwind on the PRIVATE DECK overlooking green space and the Bow. The primary bedroom features vaulted ceilings, a PRIVATE BALCONY and well appointed ensuite. The connecting walk-in closet and laundry room offers added practicality. The FINISHED BASEMENT boasts 2 LARGE BEDROOMS, a sleek 3-piece bath, multiple recreation spaces, and a wet bar. The home itself comes with ample storage, and the triple-car garage offers even



more and includes an aggregate driveway and EV charging station. Modern features include air conditioning, a tankless water heater, radon mitigation, water softener, HRV system, high efficiency furnace, steam clothing care system, and a smart thermostat. This quality built Crystal Creek home also includes FULL LANDSCAPING and NEW HOME WARRANTY for peace of mind. Life in Quarry Park couldn't be better, with a 50-acre nature reserve, 90 acres of parks, and the Bow River nearby. The Market at Quarry Park provides grocery stores, boutique shops, restaurants, and coffee shops. Don't miss your chance! Book your showing today and benefit from the builder's limited-time LOW 2.99% INTEREST RATE.

Built in 2024

Essential Information

MLS® #	A2189369
Price	\$1,825,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,023
Acres	0.16
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	653 Quarry Way Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2C5H6

Amenities

Amenities	Other
Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Wet Bar
Appliances	Bar Fridge, Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Up To Grade

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Landscaped, Level, Backs on to Park/Green Space, Lawn
Roof	Asphalt Shingle
Construction	Brick, Metal Siding, Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	January 21st, 2025
Days on Market	89
Zoning	R-G
HOA Fees	260
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.