

**105, 211 Quarry Way SE  
Calgary, Alberta**

**MLS # A2233860**



**\$471,800**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	863 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Marble	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 653
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Metal Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Crown Molding, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home		

**Inclusions:** None

Champagne wishes and caviar dreams come true in this luxurious condo at the prestigious Champagne building in Quarry Park! The open concept ground-level unit exudes spaciousness and elegance with every architectural detail featuring a monochrome minimalist design, emphasizing the stark contrast of the rich hardwood floors. For a touch of drama, crown molding details are added. The stunning kitchen boasts an oversized granite island, upgraded stainless steel appliances including a gas stove and built-in microwave, a generous pantry, and deep pot drawers for extra storage. Tray ceilings with crown moulding add a touch of sophistication throughout. The expansive living room flows seamlessly onto a private, covered patio through charming French doors, complete with a BBQ gas hookup and a convenient gate for easy access. Tucked beside the kitchen is a smartly designed home office nook for added functionality. The spacious primary suite is a true retreat, offering a large walk-in closet and a posh ensuite with a soaker tub and a full glass stand-up shower. For added convenience, this unit includes in-suite laundry, one titled underground parking stall with ample visitor parking just steps from the unit, , and a private storage locker. Residents also enjoy amenities such as secure bicycle storage, access to the building's underground car wash, a serene gazebo, and a picnic area. The exquisite building backs onto the picturesque Bow River and its extensive pathways. Quarry Park offers an unbeatable lifestyle with everything you need right in the community&mdash;tennis courts, the state-of-the-art YMCA, public library, boutique shopping, dining, the Cardel Theatre, scenic parks, and playgrounds&mdash;all just steps from your door.