



## 653 Quarry Way Calgary Alberta

\$1,899,900

**\*\*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 | 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...**

Media 18.83 Ft x 15.50 Ft

Recreational, Games room 16.75 Ft x 10.50 Ft

Recreational, Games room 16.33 Ft x 12.50 Ft

Storage 18.33 Ft x 13.00 Ft

Other 14.00 Ft x 6.17 Ft

Dining room 17.00 Ft x 12.75 Ft

Office 12.00 Ft x 11.50 Ft

Great room 17.50 Ft x 16.75 Ft

Foyer 10.00 Ft x 7.67 Ft

Laundry room 10.00 Ft x 6.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**See**

**Mirror**

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Bedroom	14.17 Ft x 11.00 Ft	Primary Bedroom	16.00 Ft x 15.00 Ft
Bedroom	14.17 Ft x 11.00 Ft	2pc Bathroom	5.67 Ft x 5.42 Ft
3pc Bathroom	11.33 Ft x 5.25 Ft	5pc Bathroom	15.08 Ft x 13.42 Ft
Kitchen	20.00 Ft x 12.67 Ft		