



## 652 Quarry Way Calgary Alberta

\$1,250,000

Just Listed!! Custom designed, beautifully built home with meticulous attention to Upgrades and impeccable Craftsmanship. Original owner and perfectly maintained with almost 2700 sq. feet above grade, plus a Fully Developed basement and an Oversized Double Garage with Tandem. Step inside from inviting covered porch and enjoy rich gorgeous Hardwood flooring throughout both main floor & upper level of home. Gourmet Kitchen with oversized Island, absolutely ideal for entertaining guests. Upgraded appliances, Granite countertops, and a convenient Butler's Pantry. Living room is equally captivating, with stunning stone-surround Fireplace and impressive windows overlooking picturesque backyard. A masterpiece of landscaping, this backyard comes complete with a rock feature, charming Gazebo, Firepit for cozy gatherings, custom Garden Shed, Underground Sprinkler System, and Backing onto Greenspace for complete privacy, Wow! This outdoor sanctuary has been thoughtfully designed for your enjoyment, while remaining surprisingly low-maintenance. Perfect setting for summer BBQs and quality time with friends & family. But that's not all; this home has a custom hot tub room for you and your guest and it's fully operational year-round. A mudroom and half bath complete the main floors' amenities. Ascending to the upper level, you'll find 3 spacious bedrooms, a Bonus Room, and an Entertainment space that opens onto an Upper Balcony where you can unwind while soaking in breathtaking sunsets over the majestic Mountains to the West. Primary bedroom is a sanctuary in itself, boasting size and elegance and featuring its own private Balcony overlooking the lovely backyard. Ensuite is a true indulgence, with In-Floor Heating and a Walk-In Closet that complements this luxurious space. Spacious laundry room is also ideally located on upper level. FULLY Developed basement includes a 4th bedroom...

Bedroom 13.75 Ft x 8.17 Ft  
 Recreational, Games room 17.42 Ft x 11.83 Ft  
 Other 10.25 Ft x 8.00 Ft  
 3pc Bathroom 9.58 Ft x 4.92 Ft  
 Wine Cellar 9.58 Ft x 4.50 Ft  
 Furnace 12.08 Ft x 10.08 Ft

Foyer 9.58 Ft x 5.75 Ft  
 Other 10.50 Ft x 6.08 Ft  
 Other 12.17 Ft x 9.33 Ft  
 2pc Bathroom 5.17 Ft x 4.75 Ft  
 Bonus Room 17.50 Ft x 13.92 Ft  
 Media 12.42 Ft x 10.25 Ft

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Listing Presented By:



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Living room 18.92 Ft x 13.00 Ft

Kitchen 15.00 Ft x 11.00 Ft

Pantry 4.75 Ft x 4.75 Ft

Dining room 11.42 Ft x 10.00 Ft

Primary Bedroom 16.58 Ft x 13.92 Ft

Other 12.33 Ft x 7.08 Ft

Bedroom 12.42 Ft x 9.75 Ft