



131 Quarry Way Calgary Alberta

\$589,900

Open House: Sun., Sept. 27th, 2-4 pm. A truly RARE OFFERING to reside directly on the Bow River at Champagne-Quarry Park's exclusive, French-inspired boutique address. Perched on the fourth floor, this exceptional residence is uniquely positioned, backing directly onto the Bow River pathway and the river itself, offering unmatched privacy and tranquility. From the moment you enter, the home feels immersed in nature--so close to the river that it feels as though it flows right beneath your windows. The spectacular, unobstructed river views are the defining feature of this residence and the very reason it was chosen by its current owners. West-facing sight-lines extend across the river valley, capturing the city skyline and Rocky Mountains beyond and creating a constantly changing, breathtaking backdrop. Nearly 850 sq. ft. of impeccably designed living space is elevated by nine-foot coffered ceilings, rich hardwood flooring and expansive windows that flood the home with natural light. The chef-inspired kitchen showcases granite countertops, premium stainless-steel appliances and abundant custom cabinetry, flowing seamlessly into the elegant living and dining areas. Thoughtfully enhanced by the current owners, the home features a custom-built desk and cabinetry office nook--perfect for a refined work-from-home setting--along with a custom built, full-width modern entertainment wall. Designed with clean lines, integrated storage, floating display shelves and warm wood detailing, these custom additions bring function and character to the home while preserving its sophisticated, airy feel. The entire residence has also been freshly repainted in Benjamin Moore Swiss Coffee, a warm and sophisticated off-white widely favoured in the design world. Eggshell-finished walls are complemented by satin-finished trim, creating a soft, elegant contrast and a beautifully cohesive and wa...

4pc Bathroom 8.00 Ft x 12.58 Ft

Other 9.50 Ft x 7.58 Ft

Primary Bedroom 10.67 Ft x 12.83 Ft

Dining room 9.75 Ft x 8.25 Ft

Foyer 8.67 Ft x 8.25 Ft

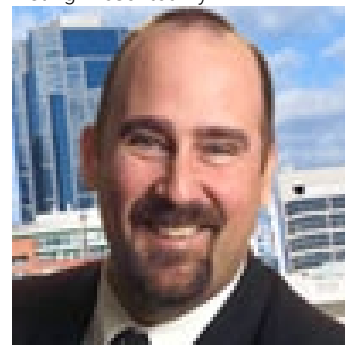
Kitchen 14.00 Ft x 10.92 Ft

Living room 14.00 Ft x 16.50 Ft

Laundry room 3.25 Ft x 3.58 Ft

Study 2.67 Ft x 5.75 Ft

Listing Presented By:



Originally Listed by:
Charles

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