



26 Quarry Point Calgary Alberta

\$1,299,000

HUGE ALMOST 100k REDUCTION. Priced to Sell. SUPER VALUE! Riverside is living at its finest! 3-minute walking distance to BOW RIVER TRAIL. South exposure, family-friendly CUL-DE-SAC. Check 3D tour !!! RARE FIND !!! ***WELL PRICED | STUNNING | EXECUTIVE | LUXURY | QUALITY | STYLE | COMFORT | FUNCTION | LIVING BESIDE THE BOW RIVER*** CUSTOM BUILT by Cardel Homes in prestigious Quarry Park | Cul-De-Sac, Quiet, Private, & Convenient Location | Fantastic Landscaping by Remington & Natural Reserve Surroundings | South Facing | 4800+ sqft FULLY DEVELOPED living space | High-quality finishes & fixtures & appliances | Open Concept Living | 9' ceilings on each floor | Hardwood flooring throughout | Laminate flooring in the bsmt. 2 kitchens | 2 Pantries | 2 Laundries | Bright & Sunny Living Space throughout| Huge & Spacious Bonus Room | Oversized Den/Office | Large Storage room | Total 8 Bedrooms | 5 Bathrooms | Primary Master Bdrm w/ 5 pieces, Double Sinks, Steam Sauna, & Huge walk-in closet | Secondary Master Bdrm w/ ensuite & walk-in closet | 4 bdrms on the second floor w/ 3 baths | One bedroom on the main floor w/ 1 bath | 3 bdrms in the bsmt w/ 1 bath. The fully developed basement offers an open concept living room w/second kitchen & pantry room,3 bedrooms, 1 full bathroom, a flex space, & a huge storage room. Owner's upgrades include: ECO soft water system | Irrigation | 2 Air-Conditions (TRAINE) | Professional Landscaping w/ Patio | Aspen trees / Fruit trees / Willows / Flower & Veggie beds | Garage Workstation | Garage Overhead Storage | New Fridge in the bsmt. This property is in the best location and close to all amenities: Playground, playfield, 3-minute walking distance to BOW RIVER TRAIL, walking to the beautiful CARBURN PARK & Dog Parks; Scenic biking trails along BOW RIVER PATHWAY; Remington YMCA and Public Library, QP Starbucks, Restaurant, Coop Shopping Center...

Primary Bedroom 23.92 Ft x 18.00 Ft
 Bedroom 11.42 Ft x 11.42 Ft
 Bedroom 11.75 Ft x 10.00 Ft
 Bedroom 11.75 Ft x 10.00 Ft
 Bonus Room 18.58 Ft x 12.92 Ft

Bedroom 13.42 Ft x 9.83 Ft
 Bedroom 12.83 Ft x 9.83 Ft
 Storage 12.58 Ft x 8.08 Ft
 Storage 12.92 Ft x 9.42 Ft
 Other 19.33 Ft x 10.58 Ft

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Listing Presented By:



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Laundry room 8.92 Ft x 5.58 Ft

5pc Bathroom 16.33 Ft x 9.17 Ft

4pc Bathroom 9.08 Ft x 4.92 Ft

5pc Bathroom 12.25 Ft x 5.33 Ft

Bedroom 11.42 Ft x 10.25 Ft

Kitchen 13.17 Ft x 11.33 Ft

Living room 13.17 Ft x 12.00 Ft

4pc Bathroom 9.83 Ft x 5.25 Ft

Bedroom 10.42 Ft x 9.92 Ft