



652 Quarry Way Calgary Alberta

\$1,200,000

Welcome Home to QUARRY PARK! Check out this One-Of-A-Kind, Custom-Built Home, beautifully built with Meticulous attention to Detail and Impeccable Craftsmanship. Original owner this property features almost 2700 sq. feet above grade, plus a FULLY Developed basement and an Oversized Double Attached Garage PLUS Tandem. Step inside from inviting covered Porch and enjoy rich gorgeous HARDWOOD flooring throughout both main & upper floors. Gourmet Kitchen with oversized Kitchen 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, yard 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! An outdoor Sanctuary, it has been thoughtfully designed for your enjoyment, while remaining surprisingly low-maintenance. Perfect setting for BBQs and quality time with friends & family. But that's not all; this home has a custom Hot Tub Room for you & your guest and it's fully operational year-round. Spacious Mudroom and 1/2 bath complete the main floors' amenities. Ascending to the upper level, you'll find 3 huge 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 Walk-In Closet that complements this luxurious space. Laundry Room is also perfectly located on upper level. FULLY Developed basement include...

Recreational, Games room 17.42 Ft x 11.83 Ft

Bedroom 13.75 Ft x 8.17 Ft

Other 10.25 Ft x 8.00 Ft

Wine Cellar 9.58 Ft x 4.50 Ft

3pc Bathroom 9.58 Ft x 4.92 Ft

Foyer 9.58 Ft x 5.75 Ft

Other 5.25 Ft x 4.75 Ft

Other 10.42 Ft x 6.08 Ft

2pc Bathroom 5.17 Ft x 4.75 Ft

Other 7.58 Ft x 4.92 Ft

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Furnace 12.08 Ft x 10.08 Ft
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

Other 12.17 Ft x 9.33 Ft
Bonus Room 17.50 Ft x 13.92 Ft
Recreational, Games room 12.42 Ft x 10.25 Ft
Primary Bedroom 16.58 Ft x 13.92 Ft