

26 Quarry Point SE
Calgary, Alberta

MLS # A2165166



\$1,299,000

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,452 sq.ft.	Age:	2013 (11 yrs old)
Beds:	8	Baths:	5
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Level, F		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, Storage		

Inclusions: N/A

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, bank, and Quarry Park business centers (Imperial Oil HQ, Remington HQ, Canadian Tire HQ, Cardel HQ, Bayer, etc.), are all within 5-10 minutes walking distance. 10 min driving to Deerfoot Meadows shopping (Costco, Ikea, T&T), Chinook Shopping Centre, & 130 Ave Shopping. Easy access to Deerfoot Trail & Glenmore Trail. Huge & Rare opportunities for people living with large families, or by investors (8 bdms/5 baths), or living by families with bsmt tenants (for mortgage compensation), or living with older parents (main floor bdrm w/shower stall). Original Owners. Must See!