GRASSROOTS REALTY GROUP

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107, 221 Quarry Way SE
Calgary, Alberta

MLS # A2219255

$798,500

Division:	Douglasdale/Glen		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,479 sq.ft.	**Age:**	2015 (10 yrs old)
Beds:	2	**Baths:**	2
Garage:	Heated Garage, Parkade, Secured, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	**Water:**	-
Floors:	Hardwood	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 1,110
Basement:	-	**LLD:**	-
Exterior:	Concrete, Stone, Stucco	**Zoning:**	DC
Foundation:	-	**Utilities:**	-
Features:	Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: Murphy Bed

Welcome to Champagne — an exclusive, luxury concrete residence by Remington Development Corporation, perfectly positioned along the Bow River in the sought-after community of Quarry Park. This beautifully appointed southwest-facing corner unit offers 1,478 sq ft of refined living space backing directly onto green space and the river pathway. With 2 bedrooms, 2 bathrooms, 2 underground parking stalls, and a dedicated storage locker, this home combines upscale finishes with unmatched privacy and tranquillity. Inside, a formal foyer with multiple closets opens into a bright, open-concept layout with engineered hardwood flooring, tray ceilings, and expansive windows throughout. The chef’s kitchen is equipped with a large central island, granite countertops, high-end appliances including a Porter & Charles gas range, dual sinks, garburator, and generous pantry storage. The kitchen flows seamlessly into the living and dining areas, perfect for entertaining or day-to-day living. A Pella sliding door leads to the partially covered back patio, complete with a gas line, private green space access, and no rear neighbours. The spacious primary suite features a tray ceiling, oversized window with views of the greenbelt, a large walk-in closet, and a spa-inspired 5-piece ensuite with dual sinks, granite counters, a soaker tub, and tiled glass shower. The second bedroom—ideal as a guest room or home office—offers a built-in Murphy bed, large window, and cheater access to the full 4pc main bathroom. In-suite laundry and high-end detailing throughout complete this elegant unit. Set within a boutique, five-building complex built from concrete for superior soundproofing and reliability, Champagne offers sophisticated architecture inspired by the French countryside and beautifully maintained grounds. Located in Quarry Park—a vibrant, master-planned

community along the Bow River—residents enjoy access to over 90 acres of parks and pathways, a 50-acre environmental reserve, shops and services at The Market at Quarry Park, fitness amenities, and more. This is refined riverfront living at its best. Schedule your private showing today!

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