



**GRASSROOTS**  
REALTY GROUP

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**20 Quarry Gardens SE**  
**Calgary, Alberta**

**MLS # A2220927**



**\$1,100,000**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,663 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Dog Run Fenced In, Landscaped, See Rema		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, See Remarks, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan		

**Inclusions:** Hoodfan/Microwave, Garage Opener with Remote Controls, Alarm Equipment (no contract), Gas BBQ

This welcoming estate family home in Quarry Park invites you in with an elegant entrance where durable wide-plank hardwood-look tile flows throughout the main level, setting the tone for this thoughtfully designed residence. To one side, a formal dining room provides the perfect setting for holiday gatherings and special celebrations, while across the hall, a dedicated home office offers a quiet space to work from home or manage household affairs. As you continue your journey, the main living area opens beautifully to reveal a gorgeous kitchen that truly serves as the home's hub. Ceiling-height cream cabinetry provides abundant storage, complemented by a substantial natural wood island topped with gleaming granite. The walkthrough pantry with built-in cabinets keeps everything organized, while stainless steel appliances make cooking a pleasure. For those who prefer gas cooking, there's already a gas rough-in behind the electric stove for an easy conversion. The adjoining family room with higher 12' ceilings and a warm fireplace creates a comfortable space for movie nights and family time. The thoughtful carpet insert combines the coziness of carpet with the elegance of the 'hardwood' tile floor that borders the room. Just off the kitchen, the bright dining nook offers plenty of room for everyday meals and opens directly to the backyard patio—imagine morning coffee outdoors or evening BBQs in your private outdoor space. Your backyard backs onto a linear park with walking paths, giving children the freedom to ride bikes or walk the dog while staying close to home. The side yard features a practical dog run and garden shed, with an underground sprinkler system keeping maintenance simple. Upstairs, the spacious landing leads to three well-designed bedrooms. The primary bedroom offers a generous retreat with an exceptionally large

walk-in closet that connects directly to the laundry room&mdash;no more carrying baskets up and down stairs! The ensuite bathroom provides daily luxury with granite counters, dual sinks, relaxing soaker tub, and a refreshing steam shower. Two additional bedrooms complete this level&mdash;one with double doors and a walk-in closet, the other with its own ensuite bathroom. A third full bathroom ensures everyone has their own space during busy mornings. The finished basement provides additional living space with a versatile layout. A flex area at the bottom of the stairs opens to another adaptable gym/flex space. A full bathroom, large rec room for games or media, and fourth bedroom make this level perfect for teenagers, guests, or a home gym. The specialized membrane under the basement floor keeps it noticeably warmer than typical basements. Throughout the home, you'll appreciate the quality of the custom cabinetry and beautiful granite throughout. Living on a peaceful cul-de-sac where wonderful neighbours sometimes gather at the central island during summer evenings creates that genuine community feeling that makes this property truly special.