

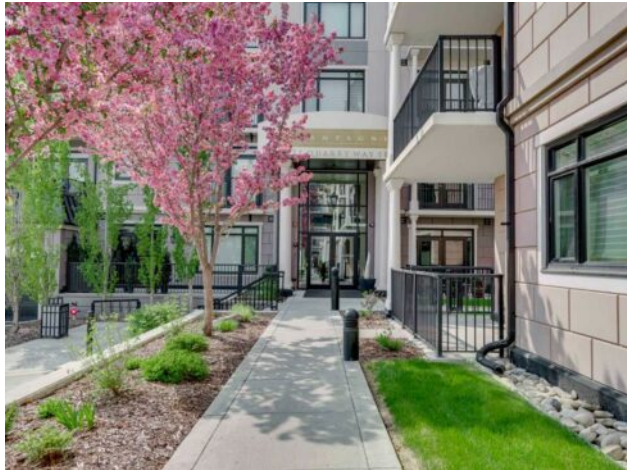


**GRASSROOTS**  
REALTY GROUP

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401, 221 Quarry Way SE  
Calgary, Alberta

MLS # A2227451



**\$750,000**

Division:	Douglasdale/Glen		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,257 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 941
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Stucco	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Storage		

**Inclusions:** Tv mount, garage door fob

Experience luxury living in this spacious 2-bedroom plus den condo in the prestigious, concrete-built Champagne residence. Located on the fourth floor, this south-facing unit offers views of the Bow River to the west and over 1,250 sq ft of thoughtfully designed living space. The open-concept layout includes a beautiful gourmet kitchen featuring full-height warm white cabinetry, granite countertops, a large island with seating, and high-end stainless steel appliances including a gas range. The kitchen flows effortlessly into the dining area and bright, airy living room, where large windows and a patio door open onto a private balcony with a gas hookup. The expansive primary suite easily accommodates a king-sized bed and additional furniture, and includes a walk-in closet and a luxurious 5-piece ensuite with double sinks, a soaker tub, and a glass-enclosed shower. A second bedroom is positioned on the opposite side of the unit for added privacy and is adjacent to a stylish 4-piece bath. The separate den makes an ideal home office or flex space. Additional features include wide plank hardwood flooring throughout the main living areas, tray ceilings with pot lighting in the dining and living rooms, central A/C, and upgraded window shutters. This unit also includes a titled oversized underground parking stall and a titled storage locker. Champagne is a pet-friendly, exceptionally maintained building offering amenities such as a two-bay car wash, secure bike storage, and ample visitor parking. The location is unbeatable—just steps from the Bow River pathway system, Carburn Park, Sue Higgins Park, and all the amenities of Quarry Park, including the YMCA, shops, restaurants, and more. With quick access to major routes, commuting is easy and convenient. Don't miss out on this opportunity!

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