



GRASSROOTS
REALTY GROUP

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652 Quarry Way SE
Calgary, Alberta

MLS # A2242046



\$1,190,000

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,656 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Aggregate, Double Garage Attached, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Beh		

Heating:	Forced Air, Zoned	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	N/A		

Welcome to Luxury Living in Quarry Park! This exceptional, custom-designed home offers over 3,500 sq. ft. of beautifully finished living space, including a fully developed basement and a truly impressive dream garage—complete with running water, forced air heating, high ceilings, epoxy floors, and extra built-in storage. From the moment you step inside, you’re greeted by warm Tuscan-inspired tones and rich hardwood flooring that flows throughout the main and upper levels. The chef’s kitchen is a showstopper, featuring a sprawling island, granite countertops, upgraded appliances, and a custom pantry outfitted with power and built-ins. Perfect for entertaining, the adjoining dining area includes a built-in bar and storage, while the living room boasts vaulted ceilings, a stunning stone fireplace, and oversized windows overlooking the lush, private backyard. Step outside to your own outdoor paradise—complete with a covered deck (with gas line for BBQ), tranquil water feature, gas firepit, gazebo, irrigation system, ambient lighting, and direct access to greenspace for enhanced privacy. A rare find, the main floor also includes a dedicated hot tub room designed for year-round enjoyment. Upstairs, you’ll discover three spacious bedrooms, a large bonus/media room, upper laundry, and two private balconies. The serene primary suite offers a personal balcony overlooking the backyard, a spa-like ensuite with heated flooring, and a walk-in closet with custom built-ins. Downstairs, the fully finished basement is the ultimate hangout zone—featuring a stylish wet bar, wine room, surround-sound theatre/media space, and a fourth bedroom alongside a sleek 3-piece bathroom. Additional upgrades include: Lutron motorized window shades, triple-pane windows, Gemstone lighting, built-in speakers throughout including

outside and a custom garden shed with power. Just steps from the Bow River Pathway and close to Carburn Park, Quarry Park Market, and major roadways like Deerfoot, Glenmore, 24th, and 18th—this one-of-a-kind property blends high-end features with unbeatable location and lifestyle.