



**33 Quarry Heights SE
Calgary, Alberta**

MLS # A2288730



\$1,050,000

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,346 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound

Inclusions: Freezer negotiable

****PRICE IMPROVED BY \$25K!**** Rare opportunity to own a bright, south facing executive family home in Quarry Park, surrounded by green space and only steps to the Bow River pathway system. Set on a quiet street, this fully air-conditioned home has been exceptionally well cared for and offers 2,345 sq ft above grade plus a developer finished basement adding another 980sqft, giving you the space and function today and flexibility for the years ahead. The main level is welcoming and refined with 9-foot ceilings, 8-foot doors, and large windows that pull sunlight through the kitchen, great room, and dining area while framing peaceful green views. A main floor flex-space works beautifully as a formal dining area, home office, or simply a quiet spot for a piano or reading nook. The kitchen is designed for everyday life with a walk-through pantry, an oversized island, full height cabinetry, granite counters, and quality stainless steel appliances, opening seamlessly to the living space so you can host with ease and still keep an eye on homework and hockey bags. Upstairs has recently updated carpets and features a spacious primary retreat with a spa inspired 5pc ensuite with dual quartz vanities, a tiled walk-in shower and separate deep-soaker tub, two more generous bedrooms, and a bonus room with vaulted ceilings and a convenient upper-deck with views of downtown and the Bow. The bonus room also has a door installed that creates the possibility for a fourth upstairs bedroom. The basement offers a fantastic family/guest space with 9-foot ceilings, an additional bedroom, and a full 4pc bathroom, plus a massive recreation area with a dedicated theatre zone pre-wired for surround sound and plenty of space for an office and games area. The lifestyle in Quarry Park is what makes this address truly special: within minutes you can be on the bike paths, at the

canoe and kayak launch, or casting for trout on the Bow, and you are also close to Fish Creek, parks, and the walking routes woven throughout Quarry Park. Daily errands are effortless with shops, groceries, and fitness options nearby at Quarry Market and Douglas Square, and commuting is simple with quick access to Deerfoot and Glenmore plus transit close by. Families will appreciate the convenience of school bus pickup just half a block away. The home has been meticulously maintained with furnace and ducts professionally cleaned and sanitized, and the on-demand hot water system replaced in 2021 and freshly serviced. Future value is supported by planned Green Line investment in the area while still enjoying a comfortable buffer from the future station. If you have been waiting for the rare combination of executive finish, true family livability, and a river and green space setting in the city, this is the one. Book your private viewing today.