



**306, 131 Quarry Way SE  
Calgary, Alberta**

**MLS # A2293577**



**\$859,900**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,631 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,193
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Stucco	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Walk-In Closet(s)

**Inclusions:** n/a

For some, luxury is an occasional indulgence. For others, it is a way of life. If every day luxury & refined living are what you desire, look no further than this outstanding CORNER suite at Champagne in Quarry Park. Offering 1631 SF of impeccably curated living space, with 9-foot ceilings that are flooded with natural light & serene tree top views. Every detail has been thoughtfully considered & the spacious floor plan is sure to delight. A gracious front entrance welcomes you into the suite, & offers a walk-in closet and custom built in cabinetry for your storage needs. The spacious living area with hardwood flooring throughout is sure to delight - a cozy fireplace surrounded by built-ins anchors the living room, sunny & bright dining area with windows on 2 sides is ready to host your family gatherings and provides patio door access to the east facing balcony. The show-stopping kitchen is a chefs dream &ndash; expansive island & granite counters, full tile backsplash, luxurious stainless steel appliances including a gas stove & new LG fridge with water/ice dispenser, and an abundance of cabinets providing ample storage including wire pull out racks &ndash; so convenient! The serene primary retreat is generously proportioned & offers space for a king-sized bedroom suite & sitting area, while the 5 piece ensuite bath delivers a spa-like experience worthy of a luxury hotel &ndash; featuring a relaxing soaking tub, separate shower, granite counters & dual sinks. The walk in closet features a new custom closet system. Second bedroom, equally well-appointed, provides dual aspect windows with beautiful river views & a 3 piece ensuite bath. Additional features include central air conditioning, coffered ceilings, estate millwork, solid core doors, new LG wash/dryer tower with steam function, new composite decking installed on the balcony, new carpet in both bedrooms, Hunter

Douglas blinds throughout (black out blinds in the bedrooms), custom drapery in this non-smoking, pet-free home. TWO titled, side by side underground parking stalls are included, located very close to the elevator, a rare & valuable convenience. Also included is a titled storage locker on the same level as the parking spots. You'll appreciate the peace of mind that comes with Champagne's reputation for exceptional maintenance & inherently quiet concrete construction. Additional building features include 2 car wash bays, bicycle storage, plenty of visitor parking & a peaceful courtyard. Plus it's pet friendly &ndash; 2 dogs or cats or combo of both, with board approval. The location can't be beat! Walk to Carburn Park, The Market at Quarry Park offers great amenities including Starbucks, The Park and Original Joe's restaurants & Co-Op grocery, the Remington YMCA is just around the corner and of course the extensive river pathway system is just outside your door. Easy access to major traffic routes and numerous SE Calgary amenities. This unit shows like new and must be viewed in person to be fully appreciated!