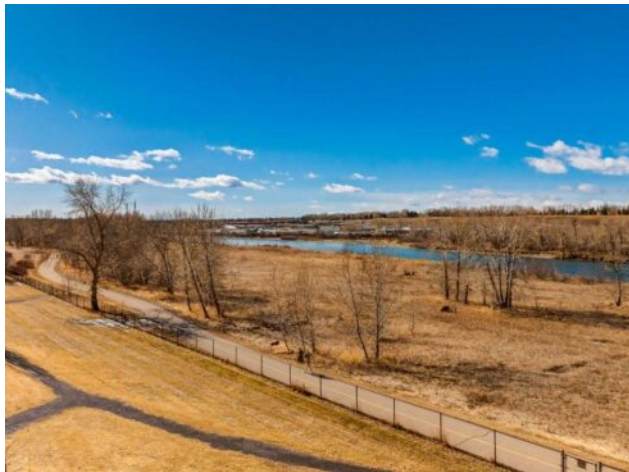


301, 131 Quarry Way SE
Calgary, Alberta

MLS # A2295689



\$579,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Douglasdale/Glen | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 850 sq.ft. | Age: | 2012 (14 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Guest, Heated Garage, Parkade, Secured, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Central | Water: | - |
| Floors: | Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 648 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete, Stone, Stucco | Zoning: | DC |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Recessed Lighting, Soaking Tub, Storage | | |

Inclusions: n/a

**** Open House Saturday, March 28, 1-3 PM **** Framed by sweeping 180 Degree Bow River VIEWS, this elevated, luxury condo at Champagne delivers a lifestyle defined by views, light, and timeless sophistication. Blending architectural elegance and elevated urban living with an unbeatable location, you'll love all this spacious air conditioned, 1 bedroom suite has to offer – 9 ft ceilings, hardwood and tile flooring, open concept layout offering a lovely dining space, a gorgeous kitchen with stainless steel appliances, granite countertops and an island to seat four. The gracious living room features large windows and patio door leading to the river-facing balcony – perfect to sit back, relax and watch the river go by. The large primary bedroom easily accommodates king-sized furniture and offers more gorgeous views of the Bow River, walk-thru closet to a spa like ensuite with deep soaker tub and stand-alone shower. In-suite laundry completes the floor plan, and the suite includes TWO titled underground parking stalls and title storage locker. Quality & craftsmanship are evident throughout this quiet Concrete building that features lots of visitor parking, bike storage and 2 car wash bays. Pet Friendly Complex, up to Two Pets Allowed per suite. You'll fall in love with this incredible location on the Bow River Path System and with what Quarry Park has to offer residents - walk to fantastic restaurants, shops, services and amenities & the YMCA. It's only a five minute drive to the Douglasdale Golf Course, all the shopping at the South Trail Crossing Shopping Centre on 130th Avenue and easy access to major traffic arteries. Be sure to book your viewing today!