

**105, 221 Quarry Way SE**  
**Calgary, Alberta**

**MLS # A2324318**



**\$444,900**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	850 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 657
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Built-in Features, Open Floorplan, Quartz Counters, Separate Entrance, Storage		

**Inclusions:** NA

Experience a refined escape in the prestigious Champagne of Quarry Park, where this exquisite residence seamlessly blends high-end architectural design with the tranquil rhythm of the Bow River. Every detail has been thoughtfully curated for those who appreciate both elegance and a harmonious connection to nature. The expansive main living area showcases a gourmet kitchen adorned with premium cabinetry, luxurious quartz countertops, and full-height cupboards. Its generous island and plentiful seating invite gatherings, while top-tier appliances, including a gas stove, cater to the most discerning culinary enthusiasts. In the primary suite, tranquility reigns, enhanced by bespoke custom powered blinds that introduce a soft, inviting texture. These tailored features harmonize beautifully with sophisticated finishes such as rich hardwood floors, polished quartz surfaces, and lofty 9-foot ceilings. The chef-inspired kitchen, complete with a gas range and stainless steel hood fan, is a culinary dream. Residing at The Champagne transcends mere architecture; it embodies a lifestyle. The solid concrete construction offers exceptional durability and sound insulation, ensuring that the soothing ambiance of the riverside remains uninterrupted. Step outside to explore the Bow River pathway system, where scenic trails await for invigorating morning runs or serene sunset strolls. This pedestrian-friendly locale places you mere moments from the vibrant YMCA, charming boutique shops, and the bustling business district. Pet owners will delight in the immediate access to the water and the expansive Sue Higgins Off-Leash Park. With the added conveniences of a titled parking space, secure storage, and a private car wash for residents, this home presents a unique opportunity to inhabit a serene riverside retreat, effortlessly connected to the vibrant pulse of city life.