



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

780-831-7725  
jackadmin@gpremax.com

103, 131 Quarry Way SE  
Calgary, Alberta

MLS # A2227817



**\$848,888**

Division:	Douglasdale/Glen		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,628 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,212
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Built-in Features, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Soaking Tub, Walk-In Closet(s)		

Inclusions: n/a

NOW IS THE TIME to take advantage of the incredible pricing of this Stunning 1600+ Sq Ft Main Floor SE-Facing UNIT with lots of SUNSHINE and BIG WINDOWS &ndash; A Rare Gem Welcome to THE CONVENIENT Main floor residence offering luxurious living. TWO TITLED PARKING SPOTS, CAR WASH, DOG FRIENDLY, CONCRETE CONSTRUCTION & SWEET LOCATION! Perfectly positioned with southeast exposure, this exceptional condo provides tranquil views of lush greenspace 1 minute access to the River paths and extensive Calgary Hub Trail System. Covered patio&mdash;complete with gate access to the main walkway and a convenient gas line for barbecuing&mdash;ideal for outdoor entertaining or enjoying a quiet morning coffee and easy access if you have a pooch/and or grocery curb side convenience! The bright and airy open-concept layout is enhanced by elegant coffered ceilings and oversized windows. The chef-inspired kitchen is the heart of the home, featuring a large island with seating, sleek finishes, abundant cabinetry, and generous counter space&mdash;perfect for cooking, entertaining, or gathering with friends. The spacious living and dining areas offer exceptional versatility, with room for multiple seating zones, a buffet or hutch, and seamless flow for both hosting and relaxing. The king-sized primary suite is a private sanctuary, offering a double vanity, deep soaker tub, oversized walk-in shower, and a large walk-in closet complete with custom organizers. The second bedroom is thoughtfully tucked away on the opposite side of the unit with an adjoining full bathroom and a flex door for added privacy&mdash;ideal for guests or family. A built-in office nook, equipped with a desk, cabinets, and bookshelves, provides a smart and stylish work-from-home space. Additional highlights include a welcoming front foyer with a custom

walk-in closet, full-size stacked laundry, and two titled underground parking stalls located just steps from the elevator and a large storage locker. The building also features bike storage, two car wash bays, and solid concrete construction for excellent soundproofing. This pet-friendly community is centrally located with easy access to scenic river pathways and walking trails. Offering a rare combination of refined comfort, natural light, and thoughtfully designed spaces, this one-of-a-kind home is a standout opportunity in a prime location. Footsteps from Starbucks, restaurants and groceries with immediate access for Humans and Pups to the River Pathway System!