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72 Quarry Drive SE  
Calgary, Alberta

MLS # A2231332



**\$975,000**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,409 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn, Low Maintenance Landscape, Pa		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Pantry, See Remarks, Storage, Vinyl Windows, Wet Bar		
<b>Inclusions:</b>	N/A		

Welcome to this stunning, executive, fully developed 2-storey home located on a quiet street in desirable Quarry Park, just steps from a beautiful park and the Bow River Pathway system. This original-owner property showcases true pride of ownership and offers 2,410 square feet of refined living space above grade, with a fully developed basement bringing the total to over 3,400 square feet. As you arrive, you'll be impressed by the exceptional curb appeal and inviting, covered south-facing deck—perfect for relaxing outdoors. Step inside and experience the warmth of this home immediately, with gleaming maple hardwood floors flowing throughout much of the main level. The layout includes a spacious living room with a cozy gas fireplace, a bright executive-style den with elegant French doors, a large dining area, and a dream kitchen complete with a waterfall island and breakfast bar—ideal for both everyday living and entertaining. Upstairs, you'll find a generous bonus room, three well-sized bedrooms, and a full bathroom. The luxurious primary suite features a massive walk-in closet and an impressive 5-piece ensuite with spa-like finishes. Downstairs, the professionally developed basement adds even more value, offering a fourth bedroom, a full bathroom, a family/games room with a wet bar, and ample space for entertaining or relaxing. Additional highlights include a double attached rear garage with added concrete off street parking (a rare find in Estate Communities), and extra driveway space for two more vehicles. This exceptional home checks every box—space, style, location, and functionality. Just a couple minutes walk to beautiful Carburn Park, Sue Higgins off-lease dog park, shopping, restaurants, YMCA, Library and direct bus to LRT (Chinook / Anderson) - for under a million dollars in Quarry Park, this is

a fantastic deal you won't want to miss!!!