

**624 Quarry Way SE Calgary, AB T2C 5H6**

**Residential**  
**Incomplete** [A1094731](#)

**DOM:** 0  
**CDOM:** **LP:** \$774,000.00  
**OP:** \$0.00



**Class:** Detached  
**County:** Calgary  
**Type:** House  
**Levels:** Two  
**Year Built:** 2013  
**LINC#:** [0034925827](#)  
**Arch Style:** 2 Storey  
**Possession:** Negotiable  
**Lot Dim:**  
**Front Length:** 18.29M 60`0"  
**Legal Pln:** 1112713      **Blk:** 10

**City:** Calgary  
**District:** CAL Zone SE  
**Subdivision:** Douglasdale/Glen  
**Ttl Beds:** 5  
**F/H Bth:** 3/1  
**LP/SF:** \$331.36  
**Suite:** No  
**Lot Size:** 5543 SqFt  
**Lot Depth:** 0.00 M 0'  
**Lot:** 14      **Condo:** No

**Zoning:** R-1  
**Title to Lnd:** Fee Simple  
**Disclosures:** No Disclosure  
**Restrict:** None Known

**Tax Amt/Yr:** \$5,630.00/2020  
**Loc Imp Amt:**  
**Front Exp:** W

**Public Remarks:** This is a spectacular, professionally-designed Estates Home with an expansive unique composite deck and railing complete with mood lighting perfect for entertaining guests on warm summer evenings. This Corner Lot home in a family oriented cul-de-sac steps away from the bow river and pathways in the Green Community of Quarry Park displays true attention to detail with architectural features including additional windows and stone work. The use of 8' Wood-stained doors, casing and baseboard trim with Hardwood Floors throughout the main floor... a custom Huntwood kitchen with cream antique glazed cabinet, large granite island with pillars, custom hood fan, cabinet lighting and a glass curio cabinet pays tribute to the kind of craftsmanship we don't see in today's new construction. The open floor plan offers over 2300 square feet of usable space for entertaining and activities with family and friends... with massive windows that provide beautiful, all-natural light year round... you'll feel like royalty in this impressive and well-built home. Anyone can buy a house, but only a place this special deserves to be called home. Are you ready to start your new life in this peaceful paradise? Come see it today! UPGRADES: Unique corner lot with architectural features including additional windows and stone work, Gas fired garage heater w/ thermostat, Hot & Cold-Water hose bits, Professionally landscaped yard with retaining wall and interlocking brick patio, Unique composite deck and railing complete with mood lighting - fully enclosed, Full 7 zones automatic irrigation system for grass trees and flower beds, Low voltage landscape lighting around stone patio and trees, Conduit ran to back yard for future hot tub expansion, Fence with privacy slates, 3.5-ton 14 SEER air conditioning system paired with 2 stage gas furnace and dual zoned delivery system (main & basement / 2nd floor), ERV ventilation system, Instantaneous hot water system complete with hot water circulator and time of day demand timer, Water softener and tank, Upgraded electrical sub panel, WIFI flow through humidifier with permanent ceramic media, Aggregate steps into home, Maple wood-stained doors, casing and baseboard trim, Hardwood floors throughout main floor, Custom Huntwood kitchen with cream antique glazed cabinet, large granite island with pillars, custom hood fan, cabinet lighting, glass curio cabinet, Large walk-through pantry, Flush wall mount fireplace w/ fan, Hardwood stairwell and railing to upstairs, Large master bedroom with 4 windows, barn style sliding door to En-suite bathroom with soaker tub, dual sinks, granite counter, storage tower, glass enclosed shower, Tailed shower with in-floor heating and soaker tub and rain head shower, Unique barnwood laminate flooring, Large white Huntwood built in wall unit lower cabinets and open decorative shelves , Napoleon fireplace with blower and thermostatic remote. Fully sound proof acoustic ceiling w/ insulation & sound channel.

**Directions:**

**Rooms & Measurements**

<b>Baths:</b>	<b>2P</b>	<b>3P</b>	<b>4P</b>	<b>5P</b>	<b>6P</b>	<b>Bed Abv:</b> 3	<b>Main:</b> 99	<b>Mtr2</b>	1,063	<b>SqFt</b>
<b>EnSt Bth:</b>	1	0	2	0	0	<b>Rms Abv:</b> 9	<b>Upper:</b> 118	<b>Mtr2</b>	1,273	<b>SqFt</b>
	0	0	0	1	0		<b>Blw Grade:</b> 99	<b>Mtr2</b>	1,063	<b>SqFt</b>
<b>Garage Dim:</b>	22`0" x 19`0"						<b>Total AG:</b> 217	<b>Mtr2</b>	2,336	<b>SqFt</b>

**Property Information**

**Basement:** Finished, Full  
**Heating:** Fireplace(s), Forced Air, Humidity Control, Natural Gas, See Remarks, Zoned  
**Construction:** Stone, Stucco  
**Foundation:** Poured Concrete  
**Exterior Feat:** Lighting, Private Yard, Storage  
**Roof Type:** Asphalt Shingle  
**Parking:** Double Garage Attached **Total:** 4  
**Features:** Built-in Features, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Walk-In Closet(s)


**Comm Feature:** Park, Schools Nearby, Playground, Pool, Sidewalks, Street Lights, Shopping Nearby  
**Lot Features:** Backs on to Park/Green Space, Corner Lot, Front Yard, Lawn, Street Lighting, Underground Sprinklers, Yard Lights  
**HOA:** \$234.28/Annually  
**HOA Include:** Amenities w/HOA  
**Goods Include:** Garage storage racks, garage heater, fridge/freezer in garage, shed  
**Appliances:** Built-In Oven, Dishwasher, Humidifier, Induction Cooktop, Microwave, Washer/Dryer Stacked, Water Softener, Wine Refrigerator  
**Other Equip:** Garage Door Opener  
**Goods Exclude:** Garage cabinets, tire rack, central vacuum (different available if required), basement deep freeze, curtain rods, basement mirror, floating shelves in upstairs and basement bathrooms.  
**Assoc Amen:** Other

**Lndry Feat:** Main Level  
**Cooling:** Central Air  
**Fireplaces:** 2/Basement, Family Room, Gas  
**Flooring:** Carpet, Ceramic Tile, Hardwood  
**Fencing:** Fenced  
**Balcony:** Deck, Patio

**Rooms Information**

Type	Level	Dimensions	Type	Level	Dimensions
Kitchen	Main	13`4" x 12`0"	Dining	Main	12`0" x 9`8"
Living	Main	16`6" x 15`2"	Office	Main	10`0" x 9`4"
Family	Upper	18`0" x 15`0"	Foyer	Main	10`0" x 5`4"
Laundry	Main	8`10" x 8`4"	Game	BSMT	25`10" x 16`4"
Mstr Bed	Upper	15`8" x 13`0"	Bedrm	Upper	11`10" x 10`0"
Bedrm	Upper	12`2" x 11`0"	Bedrm	BSMT	12`8" x 9`0"
Bedrm	BSMT	10`10" x 10`8"	2pc Bathroom	Main	0`0" x 0`0"
4pc Bathroom	BSMT		4pc Bathroom	Upper	
5pc Ensuite bath	Upper				

#### Agent & Office Information

<b>List REALTOR@:</b>	<a href="#">Mike Abou Daher</a>  team@mikeaboudaher.com	<b>Phone:</b>	587-333-6400
<b>List Firm:</b>	<a href="#">RE/MAX REALTY PROFESSIONALS</a>	<b>Phone:</b>	403-259-4141
<b>Appt:</b>	ShowingTime	<b>Phone:</b>	403-809-9386
<b>Showing Contact:</b>	Mike Abou Daher	<b>List Date:</b>	04/16/2021
<b>Comm:</b>	3.5% on first \$100,000.00 and 1.5% on Balance of Sale Price	<b>Expiry Dt:</b>	07/12/2021
<b>LB Type:</b>	SentriLock	<b>With Dt:</b>	
<b>LB Information:</b>	At railing front entry		
<b>Owner Name:</b>	Richer	<b>Ownership:</b>	Private
<b>Occupancy:</b>	Owner	<b>Occupant Nm:</b>	
<b>Exclusion:</b>	No	<b>SRR:</b>	No
<b>Member Rmks:</b>	All Offers or Questions please contact Mike Abou Daher at (403) 809-9386 or team@mikeaboudaher.com "Due to concerns about COVID-19 and as a courtesy to all parties, please do not schedule or attend showings if anyone in your party exhibits cold/flu-like symptoms or has been exposed to the virus"		

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).