

72 Quarry Landing SE
Calgary, Alberta

MLS # A2335307



\$1,250,000

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,507 sq.ft.	Age:	2009 (17 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, See Remarks		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, No Back Lane, See Remarks, Underground Sprinkler		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, French Door, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Smart Home, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Contact Seller Directly		

Click brochure link for more details** Welcome to 72 Quarry Landing SE, an exceptional family home backing directly onto the pathway system in the heart of Quarry Park. Offering 2,424 sq. ft. above grade, 6 bedrooms, 3.5 bathrooms, and a fully developed basement, this extensively upgraded Cardel-built home combines spacious living, thoughtful design, and an unbeatable location. Designed for modern family living, the main floor features a bright open-concept layout with engineered walnut hardwood flooring, a spacious great room with custom built-ins and gas fireplace, a private front office with French doors, and an upgraded kitchen with quartz countertops, premium appliances, walk-through pantry, and large island perfect for gathering and entertaining. Upstairs, you'll find four generous bedrooms, including an impressive primary retreat with a five-piece ensuite featuring dual sinks, jetted tub, tiled shower, and an oversized walk-in closet. Convenient upper-floor laundry and 9-foot ceilings throughout the second floor further enhance the home's functionality and comfort. The professionally developed basement offers exceptional additional living space with 9-foot ceilings, a large recreation room, custom built-ins, fireplace, home gym, two additional bedrooms, and a full bathroom, providing flexibility for growing families, or guests. Outside, the backyard has been designed for year-round enjoyment, featuring a TimberTech deck with trellis, Phantom retractable screens, outdoor kitchen, stamped concrete patio, fire-table area, mature landscaping, and direct access to the community pathway network from your back gate. Additional features include central air conditioning, water softener, central vacuum system, Gemstone permanent exterior lighting, upgraded windows and finishes, custom mudroom built-ins, hot and cold water in the garage, and numerous

renovations and improvements completed throughout ownership. Ideally situated just steps from Quarry Park Market, restaurants, shopping, YMCA, schools, and only a short walk to the Bow River pathway system, this is a rare opportunity to own a meticulously maintained home in one of Calgary's most desirable communities.