

# \$949,900 - 72 Quarry Drive Se, Calgary

MLS® #A2231332

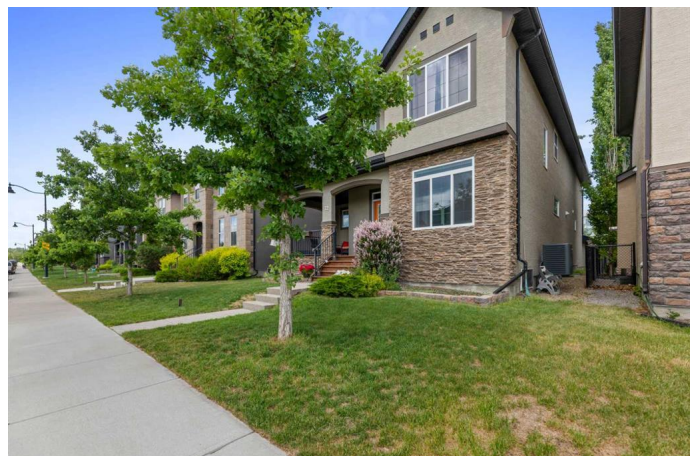
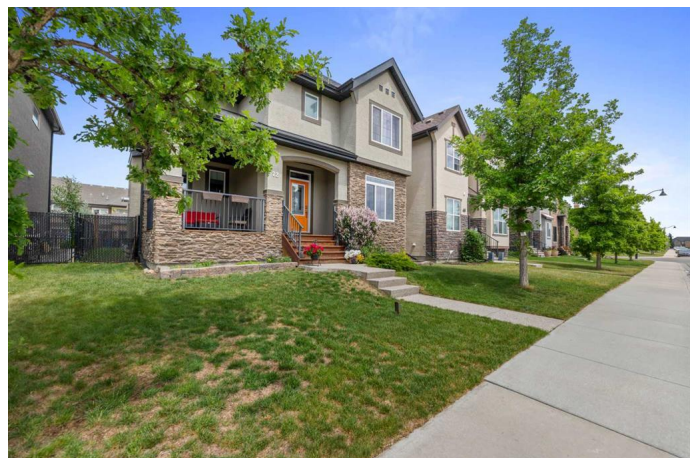
**\$949,900**

4 Bedroom, 4.00 Bathroom, 2,409 sqft

Residential on 0.10 Acres

Douglasdale/Glen, Calgary, Alberta

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 boxâ€”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!!!

Built in 2012

### Essential Information

MLS® #	A2231332
Price	\$949,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,409
Acres	0.10
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	72 Quarry Drive Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 5G5

### Amenities

Amenities	Fitness Center, Park, Picnic Area, Dog Park, Indoor Pool
Parking Spaces	6

Parking	Concrete Driveway, Double Garage Attached
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Pantry, See Remarks, Storage, Vinyl Windows, Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Playground, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Lawn, Low Maintenance Landscape, Paved
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	June 15th, 2025
Days on Market	34
Zoning	R-G
HOA Fees	274
HOA Fees Freq.	ANN

## Listing Details

Listing Office	TREC The Real Estate Company
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