

**107, 221 Quarry Way SE**  
**Calgary, Alberta**

**MLS # A2219255**



**\$798,500**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,479 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Secured, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,110
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Stucco	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		

**Inclusions:** Murphy Bed

Welcome to Champagne &mdash; an exclusive, luxury concrete residence by Remington Development Corporation, perfectly positioned along the Bow River in the sought-after community of Quarry Park. This beautifully appointed southwest-facing corner unit offers 1,478 sq ft of refined living space backing directly onto green space and the river pathway. With 2 bedrooms, 2 bathrooms, 2 underground parking stalls, and a dedicated storage locker, this home combines upscale finishes with unmatched privacy and tranquillity. Inside, a formal foyer with multiple closets opens into a bright, open-concept layout with engineered hardwood flooring, tray ceilings, and expansive windows throughout. The chef's kitchen is equipped with a large central island, granite countertops, high-end appliances including a Porter & Charles gas range, dual sinks, garburator, and generous pantry storage. The kitchen flows seamlessly into the living and dining areas, perfect for entertaining or day-to-day living. A Pella sliding door leads to the partially covered back patio, complete with a gas line, private green space access, and no rear neighbours. The spacious primary suite features a tray ceiling, oversized window with views of the greenbelt, a large walk-in closet, and a spa-inspired 5-piece ensuite with dual sinks, granite counters, a soaker tub, and tiled glass shower. The second bedroom&mdash;ideal as a guest room or home office&mdash;offers a built-in Murphy bed, large window, and cheater access to the full 4pc main bathroom. In-suite laundry and high-end detailing throughout complete this elegant unit. Set within a boutique, five-building complex built from concrete for superior soundproofing and reliability, Champagne offers sophisticated architecture inspired by the French countryside and beautifully maintained grounds. Located in Quarry Park&mdash;a vibrant, master-planned

community along the Bow River&mdash;residents enjoy access to over 90 acres of parks and pathways, a 50-acre environmental reserve, shops and services at The Market at Quarry Park, fitness amenities, and more. This is refined riverfront living at its best. Schedule your private showing today!