

# \$975,000 - 72 Quarry Drive Se, Calgary

MLS® #A2231332

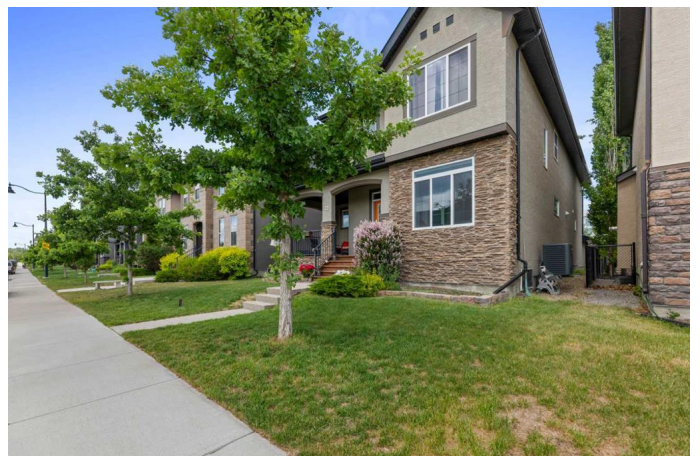
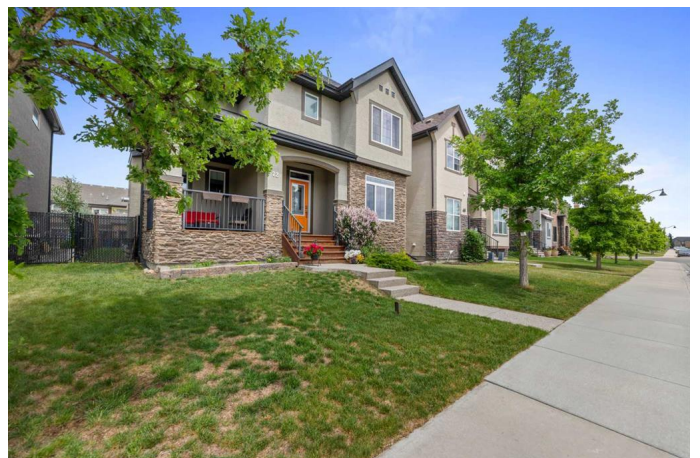
**\$975,000**

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 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!!!

Built in 2012

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2231332    |
| Price          | \$975,000   |
| 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      | Dog Park, Fitness Center, Indoor Pool, Park, Picnic Area |
| 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 | 2               |
| Zoning         | R-G             |
| HOA Fees       | 274             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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