

# \$1,149,900 - 92 Quarry Drive Se, Calgary

MLS® #A2207158

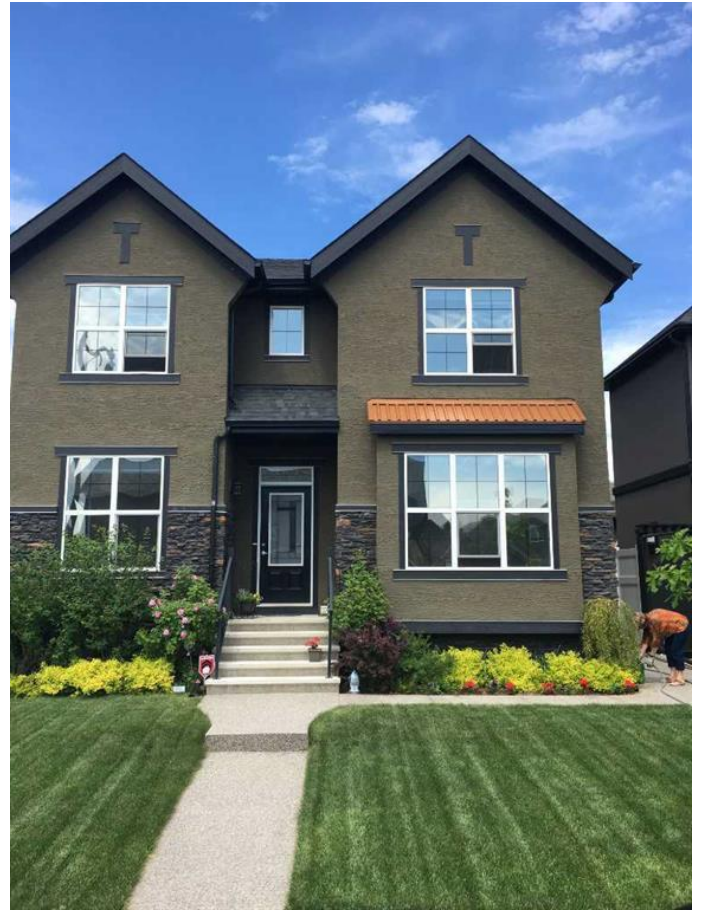
**\$1,149,900**

4 Bedroom, 4.00 Bathroom, 2,433 sqft  
Residential on 0.10 Acres

Douglasdale/Glen, Calgary, Alberta

Gorgeous executive 2 storey home with a very rare separate Legal Carriage Suite located on a quiet street in the Estate community of Quarry Park. Situated on the Bow River Pathway system, this original owner home shows pride of ownership offering 2433 square feet of luxury living plus a 662 square foot Legal Carriage Suite (1 bedroom with walk-in closet, full bathroom, living room, kitchen and laundry) above the oversized double detached garage. This is perfect for a family member, renter or even an Air BnB if you're so inclined (what a money maker!!!).

Entering the front door, you'll immediately notice the gorgeous Tanzanian Maple Hardwood floors - this high-end flooring flows through the main level (excluding 1½ bath and mudroom which are tiled) and up the staircase into the primary bedroom and walk in closet. Many windows throughout this home ensure the light flows throughout the entire house. The main level is very functional featuring a huge kitchen with a large granite topped island/eating bar, large walk-in pantry and dining area that overlooks the beautiful courtyard in the back. High end stainless-steel appliances including gas stove with separate grilling burner, range hood (direct vented outside), double door refrigerator and dishwasher. Access the backyard through the large mud room located off the kitchen or through the sliding patio doors off the nook area. The living room is conveniently located off the kitchen and boasts a cozy gas



fireplace. Finishing off the main level is a ½ bathroom and a very large dining room (currently used as second office). The double French doors to the bright main floor office/den provide privacy when needed. Upstairs you'll enjoy relaxing in the beautiful and massive carpeted bonus room which overlooks the courtyard and hot tub area. The huge master bedroom is bright and airy with room for a king sized bed as well as a sitting area and boasting a 5 piece ensuite and walk-in closet (RI behind wall for F/P). Completing the upper level are 2 large additional bedrooms (carpeted), full bathroom (tiled) and conveniently located laundry room. The backyard is very private and offers oodles of sunshine. Boasting stunning Apple Columnar trees that flower beautifully in April/May, Sky Rocketing Junipers, flower beds, a privacy fence between one side and a hot tub to just relax and enjoy!! The backyard also features RV or tenant parking. There is a man gate to walk through and a gate that can be opened to park a larger RV. A small shed provides additional storage. This home also offers on demand heating, air conditioning and 200-amp service to the panel. Check out the electrical panel—there its lots of room for power if you choose to develop the basement. This property is located 9 doors down from the Bow River and the pathway system. Just a couple of minutes walk to the Sue Higgins off leash dog park, Carburn Park, shopping, restaurants, YMCA, Library and direct bus to LRT (Chinook / Anderson).

Built in 2012

### **Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | A2207158    |
| Price    | \$1,149,900 |
| Bedrooms | 4           |

|                |             |
|----------------|-------------|
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,433       |
| Acres          | 0.10        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |



### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 92 Quarry Drive Se |
| Subdivision | Douglasdale/Glen   |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2C 5G5            |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Park, Picnic Area, Playground, Pool, Recreation Facilities, Dog Park  |
| Parking Spaces | 3   |
| Parking        | Additional Parking, Double Garage Detached, Insulated, Oversized, Parking Pad, Aggregate, Alley Access, Garage Door Opener, See Remarks, RV Carport |
| # of Garages   | 2   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Central Vacuum, Jetted Tub, Wired for Data |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Tankless Water Heater, Washer/Dryer, Window Coverings, Gas Stove  |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |

|              |                  |
|--------------|------------------|
| Has Basement | Yes              |
| Basement     | Full, Unfinished |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | BBQ gas line, Other, Private Yard, Courtyard  |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Low Maintenance Landscape, Street Lighting |
| Roof              | Asphalt Shingle   |
| Construction      | Stone, Stucco, Wood Frame   |
| Foundation        | Poured Concrete   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 2nd, 2025 |
| Days on Market | 8               |
| Zoning         | R-G             |
| HOA Fees       | 274             |
| HOA Fees Freq. | ANN             |

### **Listing Details**

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

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