Al Beatty
GRASSROOTS REALTY GROUP — GRANDE PRAIRIE

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103, 211 Quarry Way SE
Calgary, Alberta

MLS # A2304372

$699,900

Division:	Douglasdale/Glen		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,611 sq.ft.	**Age:**	2015 (11 yrs old)
Beds:	2	**Baths:**	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 1,176
Basement:	-	**LLD:**	-
Exterior:	Brick, Concrete	**Zoning:**	DC
Foundation:	-	**Utilities:**	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, Walk-In Closet(s)		

Inclusions: TV and Wall Mount

Welcome to this quick possession elegant 1,600+ sq ft main floor corner unit condo in the prestigious Champagne building, offering refined living in the heart of Quarry Park. This expansive 2-bedroom, 2-bathroom residence features high-end finishes, soaring ceilings, and timeless architectural details throughout. The gourmet kitchen is a chef’s dream, with premium stainless steel appliances, granite countertops, rich cabinetry, and a large island perfect for entertaining. The open-concept living and dining areas flow seamlessly to a private patio with convenient ground-level access—ideal for morning coffee or evening relaxation. The spacious primary suite boasts a walk-in closet and spa-inspired ensuite with double vanities, a soaker tub, and an upgraded shower. A second bedroom and full bath provide ample space for guests or a home office. Enjoy the comfort of underground titled parking, in-suite laundry, and an unbeatable location just steps from the Bow River pathways, green spaces, shops, and dining. With quality concrete construction and exceptional soundproofing, Champagne offers a peaceful and luxurious lifestyle. Call your favorite realtor today for a private showing!

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