

**84 Quarry Landing SE
Calgary, Alberta**

MLS # A2279854



\$999,999

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|------------------|--|---------------|-------------------|
| Division: | Douglasdale/Glen | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,363 sq.ft. | Age: | 2009 (17 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Aggregate, Double Garage Attached, Front Drive, Garage Door Opener, Heat | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Other, See Remarks | | |

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|--------------------|---|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Stucco | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bathroom Rough-in, Beamed Ceilings, Bidet, Central Vacuum, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Smart Home, Soaking Tub, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound | | |
| Inclusions: | Home Automation System & Equipment | | |

Situated in the prestigious river community of Quarry Park, this exceptionally upgraded detached residence offers a rare blend of refined luxury, intelligent automation, and meaningful infrastructure investment—creating a truly turnkey opportunity in one of Calgary's most sought-after locations. From the moment you arrive, the home makes a statement. A \$30K extended exposed-aggregate and stamped-concrete driveway (2024) provides three-car parking and a front-yard patio, framed by maintenance-free front landscaping (2024). The fully landscaped backyard (2018) features patios, walkways, greenscapes, and sod replacement, all supported by a full irrigation system and enhanced by Kichler outdoor lighting (2024). BriteHouse permanent full-perimeter lighting (2025) adds year-round curb appeal and convenience. Outdoor living is elevated with a custom cedar deck and pergola, complete with privacy screens, integrated lighting, and a natural gas fireplace mortared in place. The chef-inspired kitchen blends warmth, craftsmanship, and function with rich cabinetry, stone detailing, exposed beams, and an expansive island with seating. A walk-through pantry adds exceptional storage and seamless flow, keeping the main kitchen beautifully organized. The large bonus room provides the perfect family space, while the upper-floor recessed balcony offers an elegant retreat to enjoy a glass of wine while watching the sunset. The fully finished, insulated double attached garage features in-floor radiant heating powered by the tankless hot water system, MotoFloor garage tiles, full-length shelving, and impressive vertical storage—delivering year-round comfort and exceptional functionality. Inside, architectural details and premium finishes continue with 9' ceilings and 8' doors, vaulted

and beamed elements, and birch hardwood flooring throughout the main floor (2021). Custom Calgary Window Fashions drapery and valances (2022), custom laundry cabinetry (2021), and Spectra Light window film—tinted in the bonus room and frosted on the main floor (2020)—add tailored sophistication, privacy, and comfort. Extensive mechanical upgrades provide peace of mind, including flood-proofing measures suitable for flood-fringe areas, a suspended furnace, sump pump, and a tankless hot water heater supplying both domestic hot water and the garage’s radiant floor heating. Notably, no homes in Quarry Park sustained water damage during the 2013 floods. The home is fully integrated with Control4 smart-home automation, professionally installed and supported by smartSPACE Solutions, with optional ADT/Telus security integration. Steps from river pathways, parks, schools, and shopping, this meticulously upgraded residence delivers an exceptional luxury lifestyle in one of Calgary’s most desirable communities.