

**442 Quarry Park Boulevard SE
Calgary, Alberta**

MLS # A2290767



\$654,900

Division:	Douglasdale/Glen		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,679 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 490
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-G d44
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Double Vanity, French Door, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)

Inclusions: NA

Defined by striking two-story ceilings and expansive windows, this beautifully appointed executive townhome in the vibrant, amenity-rich community of Quarry Park offers over 2,400 sq ft of thoughtfully designed living space. As an end-unit, the home benefits from additional windows that bring in natural light and enhance the sense of openness throughout the main living areas. The front entry opens to a dramatic formal living room where the open-to-above design creates an immediate sense of height and light. Large windows fill the space with natural brightness, setting the tone for the home's airy and welcoming feel. Further into the home, the layout unfolds into the open-concept kitchen, dining area, and family room. The kitchen sits at the center of it all, finished with quartz countertops, stainless steel appliances, extensive cabinetry, and an oversized central island offering both prep space and casual seating. The island naturally becomes the heart of the home, perfect for morning coffee, casual meals, or conversation while preparing dinner. The dining area sits just beyond, providing an inviting setting for everyday meals or entertaining. The adjoining family room is anchored by a gas fireplace with built-in shelving, creating a warm gathering space for relaxed evenings at home. At the back of the home, convenient access leads to the yard and double detached garage. Upstairs, a spacious bonus room at the top of the stairs offers a flexible second living area ideal for a media space, reading nook, or home office. The primary bedroom is generously sized and designed as a quiet retreat, complete with an ensuite featuring dual vanities, a soaker tub, and separate shower. The second bedroom features a distinctive architectural detail with French doors opening to a Juliet balcony, allowing fresh air and natural light to flow into the room. Upper-level laundry adds everyday

convenience just steps from the bedrooms. The fully developed basement adds valuable living space with a third bedroom, 4pc bath and a large recreation area that easily adapts to your needs, whether as a media room, home gym, guest retreat, or additional family space. Outside, the yard offers functional outdoor space with room for seating and easy access to the double detached garage. Buyer is advised that the property has recently undergone remedial work to address building envelope and balcony issues. At the time of listing, some interior and exterior repairs (including drywall, carpet, and exterior stonework) may still be in progress or visible. Quarry Park offers walkable amenities, scenic river pathways, parks, restaurants, cafés, and shops minutes from home. The Remington YMCA is also within walking distance, offering fitness and recreation. With quick access to major roadways and downtown Calgary, the community blends urban convenience with outdoor living. With its thoughtful design, generous living space, and exceptional Quarry Park location, this home offers a refined place to call home.