

**424 Quarry Way SE**  
**Calgary, Alberta**

**MLS # A2301452**



**\$500,000**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,364 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Garage Faces Rear, Single Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 313
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-2 d210
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

This spotless, air-conditioned 1,363 sqft townhouse in Quarry Park is a fantastic find that perfectly balances comfort and practical living. From the moment you arrive, the great curb appeal and tidy landscaping catch your eye, leading you up to a cozy covered front porch, patio. The ground floor entry is all about convenience, offering a dedicated foyer that connects to the main floor office/den and a oversized single garage, which has plenty of extra room for a motorcycle, snowmobile, or a home gym, or a handy storage area to keep your gear organized. Moving up to the main level, the home feels bright and airy with a wide-open floor plan. Neutral paint and classic hardwood floors run throughout the space, and the living room is flooded with natural light from a large window, making it a great spot to kick back at the end of the day. If you like to host, the kitchen is a real standout, featuring a huge island with a breakfast bar, modern two-toned cabinets, and durable Quartz countertops and a walk up coffee bar. It's fully equipped with stainless steel appliances and even has a nearby balcony with a built-in gas line for easy grilling. Upstairs, the layout is thoughtfully designed with two spacious bedrooms, each acting as their own private suites with a personal bathrooms, walk-in closets and sliding barn-style doors. A laundry room is also tucked away on this level so you don't have to carry baskets up and down the stairs. The entire home feels solid and well cared for. The location is just as impressive as the house itself. Plenty of street parking and You're right across from the pathways that lead down to the Bow River, giving you easy access to nature. If your ambitious you can commute downtown via the river pathways. The neighborhood is friendly and active, with, tennis courts, a skating rink, the YMCA, and Quarry Park Office and Shopping district. Plus, with

quick access to Deerfoot and Stoney Trail, getting around the city is a breeze. It's a move-in-ready home that offers a lot of value in a great community. Book your Showing today!