

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

**MLS # A2313091**



**\$644,900**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,631 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Faces Rear, Insulated		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Landscaped, Lawn, 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>	\$ 426
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-G d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings		

This end-unit townhome is tucked away in the friendly riverside community of Quarry Park, offering a great balance of comfort and everyday convenience. The kitchen is central to the home, featuring a large quartz island and loads of storage space that look out over a dining space and the sunny, south-facing backyard. It is a functional and inviting layout that works well for both daily life and hosting friends. Upstairs, the floor plan provides a lot of privacy with two large primary bedrooms, each containing its own ensuite bathroom and walk-in closet. A central loft offers extra space for a home office or a play area, and the laundry room is conveniently located on this level as well. The finished basement adds even more room to spread out, featuring a cozy family area, a third bedroom, and an additional full bathroom. Air conditioning and a double insulated garage add to the practical comfort of the home. The location makes it easy to enjoy a quiet, park-like setting while staying close to everything you need. You are just a short walk from the shops, restaurants, and YMCA in Quarry Park, as well as the scenic Bow River pathway system for walking or biking. The location provides quick access to major routes for a simple commute downtown.