

## 452 Quarry Way SE Calgary, Alberta

**MLS # A2213199**



**\$509,900**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,419 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Corner Lot, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 300
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, High Ceilings, Quartz Counters, Storage, Walk-In Closet(s)		

**Inclusions:** TV, Mount, Sono in Living Room

### OPEN HOUSE SAT JUNE 14-12-2 ### Located in serene Quarry Park, this End Unit offers a great blend of splendid urban living, nestled in a picturesque setting. And Low Condo Fees. Driving into the area, it's easy to notice the distinctive architecture & landscape. Rounding the bend, comes this stylish end-unit townhome – with welcoming curb appeal. Outstanding design & tasteful finish throughout. The Interior is &nbsp;thoroughly refreshed with recent repainting. &nbsp;Also of late, a high-end TV/Sono has been installed & included. 2 primary bedrooms, 2 &frac12; baths, den, & large attached garage with storage space.&nbsp;Coming up the inviting walk there is a covered&nbsp;patio - relax & enjoy a visit. Upon entering, there&rsquo;s an offset&nbsp;flexible den&nbsp;with ample windows&nbsp;& view.&nbsp;Maybe add a wall-bed.&nbsp;The Main has a gracious living room, gorgeous hardwood, abundant windows, high ceiling & ambient fireplace. &nbsp;Flowing into the kitchen, it&rsquo;s all fabulous for every day & entertaining. The kitchen delights with custom gloss cabinetry, quartz counters, S/S/Appls, gas stove & ample dining area. Lovely wrap-around window views. Step out & relax on the large sunny west facing deck - light up the BBQ&nbsp;&nbsp;An offset half bath provides convenience & privacy. &nbsp;Retreat to the private top floor. Two primary bedrooms, each with en-suite&nbsp;&&nbsp;walk-in closet with built-in shelving. Also convenient laundry. Steps from the river paradise & pathways. &nbsp;A quick jaunt to fabulous Quarry Park Market, with bistros, grocery, shops & services. Commuting is a breeze with easy access to Glenmore & Deerfoot Trails. Just move in and enjoy!