

452 Quarry Way SE  
Calgary, Alberta

MLS # A2213199



# \$519,000

<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

Located in splendid Quarry Park, this townhome offers a great blend of fabulous urban living, nestled in a picturesque natural setting. Driving into the area, it's easy to notice the distinctive architecture & landscape. Rounding the bend, comes this stylish end-unit townhome — with such welcoming curb appeal. Coming up the walk, the portico/patio amidst the greens is enchanting. Outstanding design & tasteful finish throughout. The Interior is thoroughly refreshed with recent repainting. Also of late, a high-end TV/Sono has been installed & included. 2 primary bedrooms, 2  $\frac{1}{2}$  baths, den, attached garage & low condo fees. Upon entering, there's a sunny den - nice for home office or cozy retreat—maybe add a wall-bed. Main has a gracious living room, gorgeous hardwood, abundant windows, high ceiling & ambient fireplace. Flowing so easily into the kitchen, it'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. An offset half bath provides convenience & privacy. Retreat to the private top floor. Two primary bedrooms, each with en-suite, and walk-in closet with built-in shelving. Also convenient laundry. Pamper your vehicle in the attached garage. Walk those groceries right-in to your home. Steps from the natural river paradise & pathways. A quick jaunt to fabulous Quarry Park Market replete with bistros, shops & services. Commuting is a breeze with easy access to Glenmore & Deerfoot Trails. It's move-in-ready & set to go