



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2242385**



**\$659,900**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,740 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Alley Access, Double Garage Detached, Guest		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Underground		

<b>Heating:</b>	Mid Efficiency, Fireplace(s), Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 505
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	Alarm system (Telus compatible), Shelves in basement storage room, Ceiling fan in primary.		

Welcome to this executive style end unit townhome in the desirable community of Quarry Park! Fully developed by Birchwood homes this two-storey house offers over 2,500 square feet of thoughtfully designed living space with plenty of upgrades, complete with a fully finished basement and larger double detached garage due to being an end unit. When entering you will notice the spacious open concept with 9 foot ceilings that have built in speakers accompanied by hardwood flooring, 8 foot doors and more to give that grand appeal. This home has everything to offer with a total of 3 beds up; one of which is the large primary suite with a 5 pcs ensuite and a large walk-in closet. Also located on the upper floor is a 4 pcs bath and a laundry nook. On the main there is a larger family room, dining room, 2pcs bath and a living room with built in cabinetry accenting the gas fire place and the perfect sized kitchen with large island, pantry, lots of cupboard space topped off with quartz counter tops. Lower level has a Rec room, large bedroom with a shared 4 pcs ensuite bath and a storage room. This property is topped off with air conditioning, stucco and beautiful rock finishing giving it amazing curb appeal and a fully landscaped yard equip with underground sprinklers which is taken care of by the condo board.