

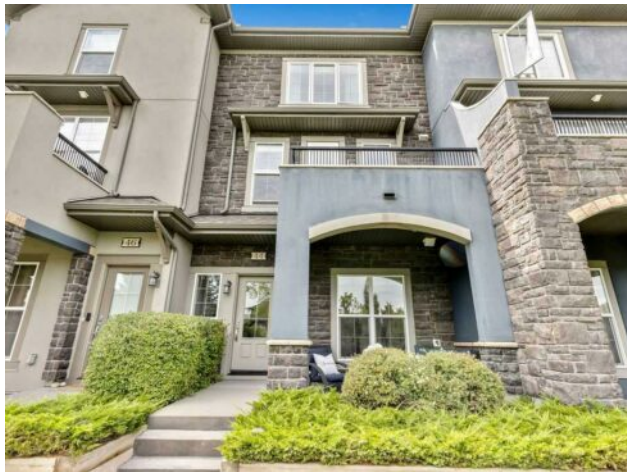


GRASSROOTS
REALTY GROUP

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44 Quarry Lane SE
Calgary, Alberta

MLS # A2249761



\$599,000

Division:	Douglasdale/Glen		
Type:	Residential/Other		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	1,644 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 371
Basement:	None	LLD:	-
Exterior:	Stucco	Zoning:	M-2 d210
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		
Inclusions:	None		

Welcome to this beautifully maintained three-storey home in the highly desirable community of Quarry Park. Offering three bedrooms plus an office and two and a half bathrooms, this home is thoughtfully designed with a spacious kitchen that flows into the living area, complete with a cozy fireplace, a charming reading nook and Vacuflow. The dedicated office includes custom built-ins, making it an ideal workspace. The double attached garage easily fits two mid-size vehicles with additional storage space. Quarry Park is a vibrant, master-planned community known for its blend of natural beauty and everyday convenience. You'll love being steps from the Bow River pathway system, Sue Higgins off-leash dog park, and Carburn Park with its ponds and year-round recreation. The Market at Quarry Park offers shopping, dining, fitness facilities, YMCA, and a library all within minutes. With quick access to Deerfoot and Glenmore Trail, and the Ring Road this is the perfect combination of location, lifestyle, and comfort.