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44 Quarry Lane SE Calgary, Alberta

MLS # A2249761



\$580,000

Division:	Douglasdale/Glen				
Type:	Residential/Other				
Style:	3 (or more) Storey, Attached-Side by Side				
Size:	1,644 sq.ft.	Age:	2014 (11 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 and charming reading nook. The dedicated office features custom built-ins, creating the perfect workspace. The double attached garage easily fits two mid-size vehicles with additional storage space. Recent updates include a water tank repair (Sept 2024), furnace repair and extended service care contract (Nov 2024), custom wall unit (Apr 2025), Vacuflow motor replacement (May 2025), dryer vent cleaning (May 2025), and interior painting on the main level and select areas (June 2025). Ongoing care includes regular carpet cleaning, annual furnace maintenance, and periodic dryer vent servicing. Renovations include an updated primary bathroom and new luxury vinyl plank flooring on the main level, installed over the existing hardwood for a clean and modern look. Quarry Park is a vibrant, master-planned community known for its blend of natural beauty and convenience. Enjoy 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, this home perfectly combines comfort, style, and location.