



**GRASSROOTS**  
REALTY GROUP

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**448 Quarry Villas SE**  
**Calgary, Alberta**

**MLS # A2256256**



**\$539,900**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,278 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 404
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-G d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, Open Floorplan, Pantry		

**Inclusions:** Built ins, TV in the basement

Welcome to this stylish townhome in the desirable community of Quarry Park. Set within a thoughtfully designed complex, this home blends comfort, convenience, and modern living. The main floor offers an attached garage and an open-concept living, dining, and kitchen area that connects seamlessly to a sunny, south-facing fenced backyard &mdash; perfect for entertaining or relaxing. Upstairs, the primary suite features a walk-in closet and private 3-piece ensuite, joined by two additional bedrooms, a full 4-piece bath, and convenient upper-level laundry, all enhanced with custom built-ins. The fully finished basement extends your living space with a spacious recreation room with built-ins and another full bath, ideal for gatherings, a media room, or a home office. Central A/C provides year-round comfort. Located just steps from playgrounds, parks, and trails, this Quarry Park gem offers the perfect mix of style, function, and an unbeatable location.