



GRASSROOTS
REALTY GROUP

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4 Quarry Lane SE
Calgary, Alberta

MLS # A2273527



\$525,000

Division:	Douglasdale/Glen		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,455 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Corner Lot, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Stone, Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 301
LLD:	-
Zoning:	M-2 d210
Utilities:	-

Inclusions: TVs in living room and office

Gorgeous luxury townhouse in Quarry Park! This beautiful home has been extensively upgraded with high-quality finishes throughout. The main living area features hardwood floors, while the chef's kitchen impresses with quartz countertops, custom-made cabinets, a large island, upgraded stainless steel appliances, and exquisite light fixtures. Just off the kitchen, enjoy a private deck overlooking a peaceful linear park to the east, along with a lower-level patio with the same exposure. Perfect for morning coffee, BBQing, or relaxing outdoors. The upper level offers dual primary bedrooms, each with a walk-in closet and a 4-piece ensuite. Ideal for couples, guests, or roommates. The laundry is thoughtfully located upstairs for maximum convenience. The attached garage provides additional storage and includes access to a separate storage room. The location is prime! Walking and biking distance to amenities such as Co-op, Sobeys, the YMCA with swimming pool, public library, dentist, medical clinic, and numerous restaurants. Enjoy quick access to Carburn Park and Sue Higgins Off-Leash Park. You will love living in this highly desirable SE community—book your showing today!