



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

MLS # A2290873

\$579,900



Division:	Douglasdale/Glen		
Type:	Residential/Four Plex		
Style:	Townhouse		
Size:	1,421 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangu		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 385
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	M-G d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	n/a		

Welcome to Quarry Park, one of Calgary's most vibrant and thoughtfully planned communities. Known for its beautiful green spaces, walkable pathways, and convenient amenities, Quarry Park offers an exceptional lifestyle along the banks of the scenic Bow River. Residents enjoy easy access to parks, off-leash dog areas, extensive pathway systems, boutique shopping, local cafés, and popular neighbourhood pubs — all while being ideally located for commuting to downtown or anywhere across the city. This stylish two-storey townhouse blends comfort, functionality, and modern design. With its separate front entrance from the street and a private fenced backyard, the home offers the feel of a detached property while maintaining the convenience of townhouse living. A detached double garage adds practical everyday ease. The open-concept main floor is bright and inviting, perfect for both daily living and entertaining. The living room centers around a beautiful gas fireplace with built-in shelving, creating a warm focal point. The spacious kitchen features stainless steel appliances, a massive island, and plenty of prep and gathering space. Just off the kitchen, the sunny dining area overlooks the backyard, bringing in natural light throughout the day. A convenient main-floor half bath completes this level. Upstairs you'll find a unique and highly functional layout with two primary bedrooms, each with their own private ensuite. Separating the bedrooms is a dedicated laundry room and built-in desk workspace, offering the perfect spot for working from home or staying organized. There is also a pull-down attic hatch, providing valuable extra storage. The fully developed basement offers a cozy yet open extension of the home. The large family room provides plenty of flexible space and is currently set up for spin bikes and fitness

equipment. This level also features a generous third bedroom with large windows, a walk-in closet, and convenient cheater access to a four-piece bathroom, making it ideal for guests or older children. With its smart layout, private outdoor space, and unbeatable location in Quarry Park, this home offers the perfect blend of urban convenience and natural surroundings.