



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

MLS # A2297399



\$542,000

Division:	Douglasdale/Glen		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,336 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	City Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 359
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-G d44
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Recessed Lighting, Stone Counters, Walk-In Closet(s)

Inclusions: Undergorund Sprinklers in Yard.

This executive-style townhome in prime Quarry Park features 3 bedrooms, 3.5 bathrooms, a double detached garage, fully finished basement, and a fenced south-facing yard. Designed for the discerning buyer, this home offers a rare dual primary bedroom layout upstairs, each with large closets and private access, along with the convenience of upper-level laundry. The fully developed basement adds a third bedroom, full bathroom, spacious recreation room, and additional storage, ideal for guests or extended living. The main floor is bright and open with soaring 9' ceilings and large windows that fill the space with natural light. The kitchen is beautifully appointed with maple shaker cabinetry, granite and quartz countertops, stainless steel appliances including a gas stove, and a flush eating bar. Thoughtful upgrades include maple hardwood flooring, pendant and pot lighting, under-cabinet lighting, decora switches, and a cozy gas fireplace with built-in niches. The dining area is highlighted by a stunning waterfall light fixture. Step outside to your private, fenced south-facing backyard, surrounded by mature trees and a manicured green space, with direct access to your double detached garage. Unbeatable location close to shopping, restaurants, cafes, the recreation centre, Bow River pathways, parks, transit, and the future LRT. Bonus: convenient street parking right out front for guests or a third vehicle.