



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

MLS # A2143135



\$649,900

Division:	Douglasdale/Glen		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,734 sq.ft.	Age:	2010 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Landscaped, Rectangu		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 431
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-G d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Animal Home, Pantry, Quartz Counters, Vinyl Windows		

Inclusions: N/A

Luxury living at its finest! Attention executives, professionals, and mature couples. Welcome to this stunning executive home in prestigious Quarry Park! This beautiful home has been extensively upgraded with high-quality finishes and fixtures and has over 2600 sq ft of developed space. The main level features an open layout with 9' ceilings, a spacious living room, a formal dining area, a family room, and gorgeous red oak charcoal hardwood flooring. The kitchen is a chef's delight with quartz countertops, custom-made cabinets, a large island, a flat surface range, stylish backsplash tile, upgraded stainless steel appliances, and exquisite light fixtures. It's ideal for relaxing, gourmet cooking, and entertaining. The upper level boasts a spacious and bright master bedroom with a luxurious 5-piece ensuite, including a soaker tub and a glass shower - a superb retreat to unwind after a long day. Two other well-sized bedrooms conveniently share a full bathroom. The laundry is on the same level for added comfort. The office/computer station is perfect for those working from home. The basement is fully finished and includes a large fourth bedroom, a 3-piece stunning bathroom with an oversized glass shower, a big recreation/family area, and storage space. This level is ideal for entertaining and accommodating guests or family members. Additional upgrades include a central vacuum system, a new furnace motor, and a new fridge. The private backyard is perfect for enjoying the outdoors and barbecuing with family and friends. The oversized double detached garage is essential for Calgary's long winters. The location is prime! This home is close to all amenities - shopping, YMCA, restaurants, Quarry Park business centers (including Cardel Theatre), transit, highways, and steps away from the Bow River and scenic pathways. If you appreciate style, comfort, and quality, don't

miss the opportunity to make this luxurious townhouse your new home! Book your showing today!