



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

**MLS # A2173120**



**\$626,900**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,528 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Heated Garage		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Few Trees, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 421
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stone, Stucco	<b>Zoning:</b>	M-G d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, See Remarks, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

This exquisite end-unit brownstone townhome in the coveted Boulevard Townes of Quarry Park combines luxury living with thoughtful upgrades. Built-in 2013, this well-maintained home sits on an extended lot with a fully fenced yard, a spacious patio, and an electric heater in the double garage, perfect for year-round comfort. When you enter the home you are greeted with an open-concept main floor, highlighted by 9-foot ceilings, newly finished hardwood floors, a massive 9'7" x 3'7" quartz island with a built-in wine rack, liquor cabinet, and bar fridge, ideal for entertaining. The gourmet kitchen is equipped with high-end stainless steel appliances, including a gas range with griddle top, double electric ovens (one convection), double-door fridge with a showcase feature, microwave, and dishwasher. Custom cabinetry includes a built-in recycling and garbage system. The living area features a cozy gas fireplace, with Hunter Douglas window coverings throughout. A main floor half bath and backdoor storage with shelving and recycling area provide extra convenience. Upstairs, the master suite offers a tranquil escape with a walk-in closet, a luxurious 4-piece ensuite with a jetted tub, and blackout blinds. The second bedroom includes a built-in Murphy bed and blackout blinds, while the third bedroom serves as an office or guest room. The hallway features a built-in library, perfect for book lovers and collectors. Upstairs laundry with a stacked washer and dryer, plus additional attic storage accessible via a pull-down ladder, make for practical living. The attic also houses the home's hot water tank and furnace. The finished basement is designed for entertainment and creativity, featuring in-floor heated wood plank ceramic tile and a six piece speaker system with 7.1 surround sound. Two additional rooms include a soundproof music studio and an art studio/4th bedroom,

making this space versatile for any lifestyle. A custom wine rack is located under the stairs, and the basement also includes a half bath. Additional features include a central vacuum system, and optional built-ins, such as the Murphy bed in bedroom two and the custom wine rack under the stairs, both negotiable. This one-of-a-kind home, with its original owners and non-smoking history, is ready to move in and enjoy. Don't miss your chance to own this remarkable property in Quarry Park!