



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

**MLS # A2174958**



**\$589,900**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,533 sq.ft.	<b>Age:</b>	2010 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 378
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub		

**Inclusions:** N/A

Welcome to your dream home in the sought-after community of Quarry Park! This immaculate open floor plan townhouse is freshly painted and offers 2,200 square feet of beautifully developed living space across three levels, perfect for modern living. Featuring 3 bedrooms and 3.5 bathrooms, this home provides ample space for families or those seeking room to grow. The main level boasts gleaming hardwood floors, high ceilings, and a bright, inviting atmosphere, with a well-appointed kitchen that includes a large island and stainless steel appliances—ideal for both cooking and entertaining. The adjoining living & dining areas create a seamless flow for gatherings. On the upper level, you’ll find TWO primary bedrooms, each with spacious walk-in closets and luxurious 5-piece ensembles, along with a convenient laundry area that makes everyday chores a breeze. The versatile lower level features a vast open area, perfect for a family room or workout space, alongside an additional bedroom and a 4-piece bathroom, allowing you to tailor this space to your needs. Located near a wealth of amenities, you’ll enjoy easy access to the Bow River Pathways for leisurely walks and fishing, the Remington YMCA for fitness and recreation, and The Market at Quarry Park for shopping and dining. With a 50-acre nature reserve and numerous corporate campuses nearby, this community truly caters to an active lifestyle. Convenient access to major routes like Deerfoot and Glenmore Trails ensures that commuting and exploring the city is effortless. This home offers not just a place to live, but a lifestyle to be enjoyed. Don’t miss your chance to make this stunning townhouse in Quarry Park your own.