



GRASSROOTS
REALTY GROUP

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

MLS # A2201470



\$689,999

Division:	Douglasdale/Glen		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,734 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Rear		
Lot Size:	-		
Lot Feat:	Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Other	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 593
Basement:	Finished, See Remarks	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: garage door opener and 1 remote

Welcome to The Gatestone in Quarry Park — a charming, luxury French-inspired townhome complex just minutes from the Bow River and its pathways. This stunning 3-bedroom corner end unit feels like new, offering high-end finishes and fantastic design throughout. With 9' ceilings, the home feels bright and open. The main floor features beautiful wide-plank engineered hardwood flooring, an expansive living room with oversized windows on two sides, a glass-enclosed office, a spacious dining area, and a gourmet kitchen equipped with quartz countertops, shaker-style cabinets, an undermount double sink, and an upgraded stainless steel appliance package—including a gas range and convection oven. A half bath completes this level. Upstairs, the primary bedroom is a true retreat, featuring a large walk-in closet and an ensuite with double sinks and an oversized shower. The upper level also includes a convenient laundry area, two additional generously sized bedrooms, and the main bathroom. The fully finished lower level, typically used for storage, has been transformed into a fantastic workout room (or a great recreation room). It also provides access to the finished double attached garage. Additional upgrades include air conditioning and hot water on demand. Nestled in the heart of Quarry Park, this home offers excellent access to Deerfoot and Glenmore Trails and is within walking distance to the Market at Quarry Park - with its variety of businesses, shops and restaurants, the YMCA, Carburn Park, and the Sue Higgins off-leash area. Don't miss out on this exceptional, move-in-ready home-it won't last long!