



GRASSROOTS
REALTY GROUP

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452 Quarry Way SE
Calgary, Alberta

MLS # A2213199



\$548,000

Division:	Douglasdale/Glen		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,419 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Corner Lot, Landscaped, Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Hardwood

Roof: Asphalt Shingle

Basement: None

Exterior: Stone, Stucco

Foundation: Poured Concrete

Features: Ceiling Fan(s), Closet Organizers, High Ceilings, Quartz Counters, Storage, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 300

LLD: -

Zoning: M-2

Utilities: -

Inclusions: TV, Mount, Sono in Living Room

Located in much heralded Quarry Park, this townhome offers a great blend of fabulous urban living, nestled in a picturesque natural setting. Driving into the area, it's easy to notice the distinctive architecture & landscape. Rounding the bend, comes this stylish end-unit townhome – with such welcoming curb appeal. Coming up the walk, the portico/patio amidst the greens is enchanting. Outstanding design & tasteful finish throughout. Also interior refreshed with recent repainting. 2 primary bedrooms, 2 ½ baths, den, attached garage & low condo fees. Upon entering, there's a sunny den - nice for home office or cozy retreat—maybe add a wall-bed. Ascending, there's a gracious living room, gorgeous hardwood, abundant windows, high ceiling & ambient fireplace. High-end TV/mount/sono incl. Flowing easily into the kitchen, it's all fabulous for every day & entertaining. The kitchen delights with custom gloss cabinetry, quartz counters, S/S/Appls, gas stove & ample dining area. Lovely window views. Step out & relax on the large sunny west facing deck. An offset half bath provides convenience & privacy. Retreat to the private top floor. Two primary bedrooms, each with en-suite, and walk-in closet with built-in shelving. Also convenient laundry. Pamper your vehicle in the attached garage. Walk those groceries right-in to your home. Steps from the natural river paradise & pathways. A quick jaunt to fabulous Quarry Park Market replete with bistros, shops & services. Commuting is a breeze with easy access to Glenmore & Deerfoot Trails. It's move in -ready & set to go