



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**428 QUARRY PARK Boulevard, Calgary T2Z 3T3**

MLS®#: **A2139927**      Area: **Douglasdale/Glen**      Listing Date: **06/27/24**      List Price: **\$565,000**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2013**  
Lot Information  
 Lot Sz Ar: **2,200 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,426**  
 Low Sqft:  
 Ttl Sqft: **1,426**

DOM

**5**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Low Maintenance Landscape,Interior Lot,Landscaped**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **BBQ gas line**

Construction: **Stucco,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garburator,Gas Stove,Microwave,Microwave Hood Fan,Refrigerator,Washer**  
 Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Chandelier,Closet Organizers,Double Vanity,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Soaking Tub,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>19`2" x 14`3"</b>	<b>Dining Room</b>	<b>Main</b>	<b>13`1" x 11`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`1" x 11`0"</b>	<b>2pc Bathroom</b>	<b>Main</b>	
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`5" x 11`8"</b>	<b>Bedroom</b>	<b>Second</b>	<b>10`6" x 10`2"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>6`6" x 10`3"</b>	<b>4pc Ensuite bath</b>	<b>Second</b>	
<b>5pc Ensuite bath</b>	<b>Second</b>				

Legal/Tax/Financial

Condo Fee:  
**\$375**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-G d44**

Legal Desc: **1312637**

Remarks

Pub Rmks: **Welcome to this lovely 2 bedroom townhouse in the heart of Quarry Park, Calgary's premier live, work, and play neighbourhood. Featuring 1,426 sqft of developed living space, this townhouse offers a beautiful open floor in the main living area, 2 spacious bedrooms each with its's own ensuite, a gas fireplace in the living room, an undeveloped basement for your future plans, double detached garage, a sunny south backyard with privacy fencing, and all the amenities of this outstanding community - a leader in green/environmental development for residential communities. The open floor plan on the main level offers seamless room flow for entertaining or family living. Engineered hardwood floors and 9 foot ceilings complement the flow of rooms and large north and south facing windows bring an abundance of light to this space. The living room has a gas fireplace with tile surround and built-ins, including floating shelves on either side of the fireplace. The kitchen features stainless appliances and a gas stove, quartz counter-tops, a generous size island with breakfast bar and a large pantry. It is open to both the dining room and living room. The dining room is adjacent to the kitchen and large south facing windows overlooking the backyard, providing a lovely space for family dinners and entertaining guests. A stylish powder room just off the back and entry rounds out this level. The upper level features the primary bedroom, second bedroom, laundry room, and a built-in desk area. The primary bedroom easily accommodates a king-size bed and has an oversized walk-in closet. The primary ensuite is a beautiful retreat with a dual quartz vanity, soaker tub, and walk-in shower. The second bedroom with a large north facing window also has a walk-in closet and it's own ensuite with a quartz vanity. A laundry room with full size stacked washer and dryer completes this level. The 648 sqft unfinished basement represents a wonderful opportunity to develop as suits. Enjoy the sunny south facing backyard with a patio and BBQ gas line, privacy fencing and quick access to the double detached garage. Quarry Park has numerous amenities such as the YMCA and its Childcare Development Center, quick access to The Market in Quarry Park overing a wide variety of shops and restaurants, and unprecedented access to the Bow River. Quarry Park offers over 90 acres of parks and pathways that connect throughout the community.**

Inclusions: **All Window Coverings, Garage control(s)**  
Property Listed By: **Royal LePage Benchmark**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









