



THE
A-TEAM

**RE/MAX
FIRST**

216 QUARRY PARK Boulevard, Calgary T2C 5E4

MLS®#: **A2143135** Area: **Douglasdale/Glen** Listing Date: **06/27/24** List Price: **\$649,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2010**
Lot Information
 Lot Sz Ar: **2,163 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,734**
 Low Sqft:
 Ttl Sqft: **1,734**

DOM
5
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape,Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Stucco,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Laminate,Tile**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Central Vacuum,No Animal Home,Pantry,Quartz Counters,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	13`0" x 9`0"	Dining Room	Main	11`0" x 11`0"
Living Room	Main	17`0" x 12`0"	Family Room	Main	17`0" x 10`6"
Game Room	Basement	22`0" x 18`0"	Storage	Basement	13`0" x 7`0"
Office	Upper	8`0" x 5`0"	Laundry	Upper	6`0" x 3`0"
Bedroom - Primary	Upper	13`0" x 12`6"	Bedroom	Upper	11`0" x 10`0"
Bedroom	Upper	13`10" x 9`0"	2pc Bathroom	Main	7`0" x 3`6"
5pc Ensuite bath	Upper	13`0" x 6`0"	4pc Bathroom	Upper	7`6" x 5`0"

3pc Bathroom

Basement

7'8" x 7'6"

Bedroom
Legal/Tax/Financial

Basement

11'0" x 11'0"

Condo Fee:
\$431

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G d44

Legal Desc: **1111172**

Remarks

Pub Rmks: **Luxury living at its finest! Attention executives, professionals, and mature couples. Welcome to this stunning executive home in prestigious Quarry Park! This beautiful home has been extensively upgraded with high-quality finishes and fixtures and has over 2600 sq ft of developed space. The main level features an open layout with 9' ceilings, a spacious living room, a formal dining area, a family room, and gorgeous red oak charcoal hardwood flooring. The kitchen is a chef's delight with quartz countertops, custom-made cabinets, a large island, a flat surface range, stylish backsplash tile, upgraded stainless steel appliances, and exquisite light fixtures. It's ideal for relaxing, gourmet cooking, and entertaining. The upper level boasts a spacious and bright master bedroom with a luxurious 5-piece ensuite, including a soaker tub and a glass shower - a superb retreat to unwind after a long day. Two other well-sized bedrooms conveniently share a full bathroom. The laundry is on the same level for added comfort. The office/computer station is perfect for those working from home. The basement is fully finished and includes a large fourth bedroom, a 3-piece stunning bathroom with an oversized glass shower, a big recreation/family area, and storage space. This level is ideal for entertaining and accommodating guests or family members. Additional upgrades include a central vacuum system, a new furnace motor, and a new fridge. The private backyard is perfect for enjoying the outdoors and barbecuing with family and friends. The oversized double detached garage is essential for Calgary's long winters. The location is prime! This home is close to all amenities - shopping, YMCA, restaurants, Quarry Park business centers (including Cardel Theatre), transit, highways, and steps away from the Bow River and scenic pathways. If you appreciate style, comfort, and quality, don't miss the opportunity to make this luxurious townhouse your new home! Book your showing today!**

Inclusions: **N/A**
Property Listed By: **CIR Realty**

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









