



THE
A-TEAM

**RE/MAX
FIRST**

208 QUARRY PARK Boulevard, Calgary T2C 5G3

MLS®#: **A2156986** Area: **Douglasdale/Glen** Listing Date: **08/12/24** List Price: **\$589,999**
 Status: **Pending** County: **Calgary** Change: **-\$25k, 31-Oct** 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: **1,962**
 Low Sqft:
 Ttl Sqft: **1,962**

DOM

113
Layout
 Beds: **4 (2 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**

Parking

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

Access:

Lot Feat: **Back Lane**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Central Vacuum,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	13`6" x 12`6"	Living Room	Main	17`0" x 11`9"
Family Room	Main	17`0" x 11`9"	Kitchen	Main	18`7" x 7`10"
2pc Ensuite bath	Main		4pc Bathroom	Upper	
5pc Ensuite bath	Upper		Bedroom	Upper	12`2" x 10`6"
Bedroom - Primary	Upper	15`0" x 12`0"	Bedroom	Basement	12`11" x 14`1"
Bedroom	Basement	18`2" x 13`9"	Game Room	Basement	18`3" x 14`3"
4pc Bathroom	Basement				

Condo Fee:
\$498

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G d44

Legal Desc: **1111172**

Remarks

Pub Rmks: **Located in the vibrant Quarry Park community, this townhouse offers excellent access to downtown. This modern and stylish 2-storey home is fully developed, feels like new, and is well cared for with fresh paint and carpets throughout. It's close to shopping and dining, with top-quality materials and craftsmanship throughout this executive unit. The home requires minimal maintenance. The south-facing living room welcomes you with large picture windows and 9-foot ceilings on the main floor. The bright kitchen features quartz countertops and stainless steel appliances, including a breakfast bar that opens to the great room with a gas fireplace. A door from the great room leads to the patio and detached double garage. Upstairs, the private master bedroom boasts an ensuite with double sinks, a soaker tub, and a shower, as well as a large walk-in closet. The second floor also includes laundry facilities and additional bedrooms, one with a cheater door to the main bathroom. The lower level is finished to the same high standard, offering two bedrooms, a bathroom, and a games room. The hot water tank and furnace are located in the attic. Pride of ownership is evident throughout this property. Call for more details.**

Inclusions:
Property Listed By: **na**
MaxWell Capital Realty

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











