



THE
A-TEAM

**RE/MAX
FIRST**

344 QUARRY PARK Boulevard, Calgary T2C 3G3

MLS®#: **A2173120**

Area: **Douglasdale/Glen**

Listing Date: **10/25/24**

List Price: **\$639,900**

Status: **Active**

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: **2,632 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,528**
Low Sqft:
Ttl Sqft: **1,528**

DOM

3
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Corner Lot,Few Trees,Landscaped**
Park Feat: **Alley Access,Double Garage Detached,Heated Garage**

Utilities and Features

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

Construction: **Brick,Stone,Stucco**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Double Oven,Gas Range,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Breakfast Bar,Ceiling Fan(s),Central Vacuum,High Ceilings,Kitchen Island,No Smoking Home,Pantry,Quartz Counters,See Remarks,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`3" x 11`10"
Living Room	Main	17`3" x 12`2"
Bedroom	Upper	9`9" x 8`7"
Family Room	Basement	27`9" x 12`8"
Other	Basement	7`0" x 5`2"

Room	Level	Dimensions
Dining Room	Main	15`4" x 10`7"
Bedroom	Upper	12`0" x 11`10"
Bedroom	Upper	13`6" x 8`3"
Bedroom	Basement	15`11" x 11`5"
2pc Bathroom	Main	

4pc Bathroom

Upper

5pc Ensuite bath
Legal/Tax/Financial

Upper

Condo Fee:
\$421

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G d44

Legal Desc: **1311583**

Remarks

Pub Rmks: ****Open House Oct 26 & 27 from 11:30am-2:00pm** This exquisite end-unit brownstone townhome in the coveted Boulevard Townes of Quarry Park combines luxury living with thoughtful upgrades. Built-in 2013, this well-maintained home sits on an extended lot with a fully fenced yard, a spacious patio, and an electric heater in the double garage, perfect for year-round comfort. When you enter the home you are greeted with an open-concept main floor, highlighted by 9-foot ceilings, newly finished hardwood floors, a massive 9'7" x 3'7" quartz island with a built-in wine rack, liquor cabinet, and bar fridge, ideal for entertaining. The gourmet kitchen is equipped with high-end stainless steel appliances, including a gas range with griddle top, double electric ovens (one convection), double-door fridge with a showcase feature, microwave, and dishwasher. Custom cabinetry includes a built-in recycling and garbage system. The living area features a cozy gas fireplace, with Hunter Douglas window coverings throughout. A main floor half bath and backdoor storage with shelving and recycling area provide extra convenience. Upstairs, the master suite offers a tranquil escape with a walk-in closet, a luxurious 4-piece ensuite with a jetted tub, and blackout blinds. The second bedroom includes a built-in Murphy bed and blackout blinds, while the third bedroom serves as an office or guest room. The hallway features a built-in library, perfect for book lovers and collectors. Upstairs laundry with a stacked washer and dryer, plus additional attic storage accessible via a pull-down ladder, make for practical living. The attic also houses the home's hot water tank and furnace. The finished basement is designed for entertainment and creativity, featuring in-floor heated wood plank ceramic tile and a six piece speaker system with 7.1 surround sound. Two additional rooms include a soundproof music studio and an art studio/4th bedroom, making this space versatile for any lifestyle. A custom wine rack is located under the stairs, and the basement also includes a half bath. Additional features include a central vacuum system, and optional built-ins, such as the Murphy bed in bedroom two and the custom wine rack under the stairs, both negotiable. This one-of-a-kind home, with its original owners and non-smoking history, is ready to move in and enjoy. Don't miss your chance to own this remarkable property in Quarry Park!**

Inclusions: **Murphy Bed (negotiable), Wine Rack under stairs (negotiable)**
Property Listed By: **RE/MAX Real Estate (Central)**

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















