



THE
A-TEAM

**RE/MAX
FIRST**

226 QUARRY PARK Boulevard, Calgary T2C 5E8

MLS®#: **A2174958** Area: **Douglasdale/Glen** Listing Date: **10/24/24** List Price: **\$589,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 02-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2010**
Lot Information
 Lot Sz Ar: **2,120 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,533**
 Low Sqft:
 Ttl Sqft: **1,533**

DOM

58
Layout
 Beds: **3 (2 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
 Park Feat: **Double Garage Detached,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Soaking Tub**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	9`0" x 12`0"	Dining Room	Main	11`6" x 15`9"
Living Room	Main	12`1" x 14`11"	Mud Room	Main	4`3" x 5`3"
Bedroom - Primary	Second	11`11" x 12`4"	Bedroom - Primary	Second	11`5" x 12`1"
Laundry	Second	2`7" x 4`9"	Bedroom	Basement	10`11" x 10`11"
Family Room	Basement	11`9" x 28`2"	Storage	Basement	4`6" x 6`3"
2pc Bathroom	Main	0`0" x 0`0"	5pc Ensuite bath	Second	0`0" x 0`0"
5pc Ensuite bath	Second	0`0" x 0`0"	4pc Bathroom	Basement	0`0" x 0`0"

Condo Fee:
\$378

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G

Legal Desc: **1111172**

Remarks

Pub Rmks: **Welcome to your dream home in the sought-after community of Quarry Park! This immaculate open floor plan townhouse is freshly painted and offers 2,200 square feet of beautifully developed living space across three levels, perfect for modern living. Featuring 3 bedrooms and 3.5 bathrooms, this home provides ample space for families or those seeking room to grow. The main level boasts gleaming hardwood floors, high ceilings, and a bright, inviting atmosphere, with a well-appointed kitchen that includes a large island and stainless steel appliances—ideal for both cooking and entertaining. The adjoining living & dining areas create a seamless flow for gatherings. On the upper level, you'll find TWO primary bedrooms, each with spacious walk-in closets and luxurious 5-piece ensuites, along with a convenient laundry area that makes everyday chores a breeze. The versatile lower level features a vast open area, perfect for a family room or workout space, alongside an additional bedroom and a 4-piece bathroom, allowing you to tailor this space to your needs. Located near a wealth of amenities, you'll enjoy easy access to the Bow River Pathways for leisurely walks and fishing, the Remington YMCA for fitness and recreation, and The Market at Quarry Park for shopping and dining. With a 50-acre nature reserve and numerous corporate campuses nearby, this community truly caters to an active lifestyle. Convenient access to major routes like Deerfoot and Glenmore Trails ensures that commuting and exploring the city is effortless. This home offers not just a place to live, but a lifestyle to be enjoyed. Don't miss your chance to make this stunning townhouse in Quarry Park your own.**

Inclusions: **N/A**
Property Listed By: **Royal LePage Solutions**

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









