

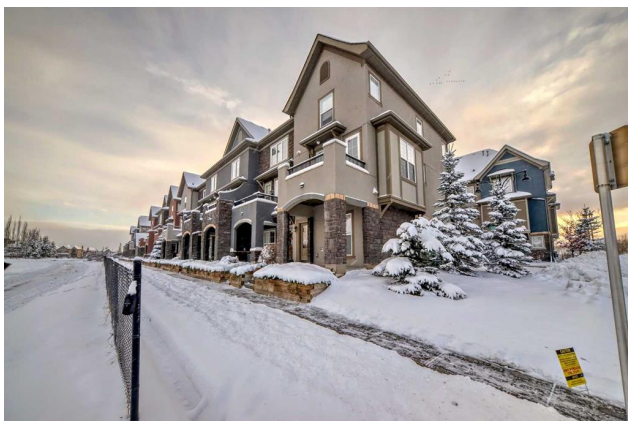


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4 QUARRY Lane, Calgary T2C 5N4**

MLS®#: **A2180557**      Area: **Douglasdale/Glen**      Listing Date: **11/27/24**      List Price: **\$548,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2014**  
Lot Information  
 Lot Sz Ar: **1,345 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,455**  
 Low Sqft:  
 Ttl Sqft: **1,455**

DOM

**24**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.5 (2 1)**  
 Style: **3 Storey**

Parking

Ttl Park: **1**  
 Garage Sz: **1**

Access:

Lot Feat: **Corner Lot,Low Maintenance Landscape**  
 Park Feat: **Single Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Kitchen Island,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Second	11`5" x 14`4"
Kitchen	Second	10`2" x 12`2"
2pc Bathroom	Second	7`4" x 5`4"
Walk-In Closet	Third	5`1" x 4`0"
Laundry	Third	3`6" x 6`11"
Walk-In Closet	Third	5`0" x 4`3"
Foyer	Main	3`6" x 16`11"

Room	Level	Dimensions
Dining Room	Second	6`11" x 12`5"
Balcony	Second	10`6" x 6`2"
3pc Ensuite bath	Third	4`11" x 8`2"
Bedroom - Primary	Third	9`11" x 12`7"
Bedroom	Third	9`11" x 12`7"
4pc Ensuite bath	Third	4`11" x 8`1"
Office	Main	10`5" x 8`2"

Condo Fee:  
**\$274**

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

Zoning:  
**M-2**

Legal Desc: **1411610**

Remarks

Pub Rmks: **Gorgeous luxury townhouse in Quarry Park! This beautiful home has been extensively upgraded with high-quality finishes. The living room and kitchen are finished with HARDWOOD FLOORS. The kitchen is a chef's delight with quartz countertops, custom-made cabinets, a large island, upgraded stainless steel appliances, and exquisite light fixtures. The location is prime!! Walking/biking distance to amenities such as Co-op, Sobeyes, YMCA with swimming pool, public library, dentist, medical clinic, and numerous restaurants. You can walk and bike to Carburn Park and Sue Higgins Off Leash Park. You will love to live in this highly desirable SE community! Book your showing today!**

Inclusions:  
Property Listed By: **TVs in living room and office  
Century 21 Argos Realty**

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







