



THE
A-TEAM

**RE/MAX
FIRST**

38 QUARRY Lane, Calgary T2C 5N4

MLS®#: **A2199221**

Area: **Douglasdale/Glen**

Listing Date: **03/18/25**

List Price: **\$599,900**

Status: **Active**

County: **Calgary**

Change: **-\$30k, 31-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2013**
Lot Information
Lot Sz Ar: **1,279 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,626**
Low Sqft:
Ttl Sqft: **1,626**

DOM

21
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **3 (or more) Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space**
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Range,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Bookcases,Breakfast Bar,Closet Organizers,Double Vanity,High Ceilings,No Animal Home,No Smoking Home,Quartz Counters,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17`5" x 15`5"	Kitchen With Eating Area	Main	15`7" x 13`3"
2pc Bathroom	Main	5`5" x 5`5"	Den	Main	11`5" x 8`3"
Bedroom - Primary	Third	15`5" x 11`11"	4pc Ensuite bath	Third	8`3" x 8`2"
4pc Ensuite bath	Third	8`4" x 5`0"	Walk-In Closet	Third	6`4" x 3`6"
Walk-In Closet	Third	8`4" x 5`0"	Walk-In Closet	Third	2`10" x 2`5"
Bedroom	Third	14`0" x 12`0"			

Legal/Tax/Financial

Condo Fee:
\$338

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **1411610**

Remarks

Pub Rmks: **Discover Your Dream Home in Quarry Park! Nestled in the highly sought-after community of Quarry Park, this stunning townhouse offers the perfect blend of luxury, comfort, and convenience. The heart of the home is its chef-inspired kitchen, complete with high-end stainless steel appliances, a gas range, sleek quartz countertops with an undermount sink, and a spacious peninsula that comfortably seats four - ideal for family gatherings and entertaining guests. The open-concept living area features a bright, expansive living room with an electric fireplace as the focal point, creating a warm and inviting atmosphere. Enjoy seamless indoor-outdoor living with direct access to a large balcony, perfect for relaxing or enjoying your morning coffee. Upstairs, you'll find two master suites, each with their own private four-piece ensuite and walk-in closet, making this an ideal setup for roommates or guests. A brand-new stackable washer/dryer is conveniently located in the hallway for easy access. On the entrance level, an additional bedroom/den awaits, featuring a built-in Murphy bed and custom shelving - the perfect space for a home office, guest room, or personal retreat. This exceptional townhouse also offers ample storage, a new hot water tank, and central air conditioning for ultimate comfort. One of the few units with a double attached garage, there's plenty of room for your vehicles and recreational toys. Location is everything, and this home is situated in the best spot in the complex, offering breathtaking views of the scenic walking paths and park. Just steps from the Bow River, enjoy endless bike and walking trails at your doorstep. With convenient access to shopping, transportation, schools, and parks, this home truly has it all! Don't miss out on this rare opportunity. Book your private viewing today!**

Inclusions:
Property Listed By: **n/a**
RE/MAX Complete Realty

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







