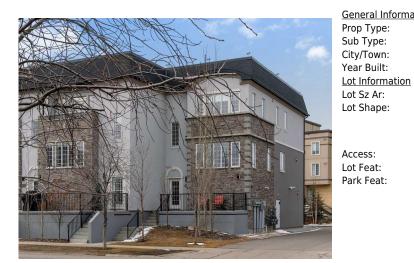


352 QUARRY PARK Boulevard, Calgary T2C 5L4

A2201470 Douglasdale/Glen Listing 03/13/25 List Price: \$699,900 MLS®#: Area:

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



General Information

Prop Type: Residential Sub Type: Row/Townhouse

City/Town: Calgary Finished Floor Area 2018 Year Built: Abv Saft: 1,733

Low Sqft:

Ttl Sqft: 1,733

<u>Parking</u>

DOM

<u>Layout</u>

Beds:

Baths:

Style:

1

Ttl Park: 2 Garage Sz: 2

3 (3)

2.5 (2 1)

2 Storey

Access:

Lot Feat: Landscaped, Lawn

Park Feat: **Double Garage Attached, Garage Faces Rear**

Utilities and Features

Roof: Flat Construction:

Heating: **Forced Air** Stone, Stucco, Wood Frame

Sewer: Flooring:

Ext Feat: Other Carpet, Hardwood, Other

> Water Source: Fnd/Bsmt: **Poured Concrete**

Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer

Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s) Int Feat:

Utilities:

Kitchen Appl:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	16`7" x 12`8"	Dining Room	Main	12`8" x 12`3"
Kitchen	Main	12`8" x 11`10"	Office	Main	11`2" x 7`4"
2pc Bathroom	Main		Bedroom - Primary	Upper	15`9" x 14`6"
4pc Ensuite bath	Upper		Bedroom	Upper	12`8" x 12`4"
Bedroom	Upper	10`9" x 9`8"	4pc Bathroom	Upper	

Laundry	Upper		Exercise Room Legal/Tax/Financial	Basement	19 11" x 12 0"
Condo Fee: \$593		Title: Fee Simple Fee Freq: Monthly		Zoning: DC	
Legal Desc:	1811761				
			Remarks		

Pub Rmks:

Welcome to The Gatestone in Quarry Park — a charming, luxury French-inspired townhome complex just minutes from the Bow River and its pathways. This stunning 3-bedroom corner end unit feels like new, offering high-end finishes and fantastic design throughout. With 9' ceilings, the home feels bright and open. The main floor features beautiful wide-plank engineered hardwood flooring, an expansive living room with oversized windows on two sides, a glass-enclosed office, a spacious dining area, and a gourmet kitchen equipped with quartz countertops, shaker-style cabinets, an undermount double sink, and an upgraded stainless steel appliance package—including a gas range and convection oven. A half bath completes this level. Upstairs, the primary bedroom is a true retreat, featuring a large walk-in closet and an ensuite with double sinks and an oversized shower. The upper level also includes a convenient laundry area, two additional generously sized bedrooms, and the main bathroom. The fully finished lower level, typically used for storage, has been transformed into a fantastic workout room (or a great recreation room). It also provides access to the finished double attached garage. Additional upgrades include air conditioning and hot water on demand. Nestled in the heart of Quarry Park, this home offers excellent access to Deerfoot and Glenmore Trails and is within walking distance to the Market at Quarry Park - with its variety of businesses, shops and restaurants, the YMCA, Carburn Park, and the Sue Higgins off-leash area. Don't miss out on this exceptional, move-in-ready homeit won't last long!

Inclusions: garage door opener and 1 remote
Property Listed By: RE/MAX Realty Professionals

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







