



THE
A-TEAM

**RE/MAX
FIRST**

352 QUARRY PARK Boulevard, Calgary T2C 5L4

MLS® #: **A2201470**

Area: **Douglasdale/Glen**

Listing Date: **03/13/25**

List Price: **\$699,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Calgary

Year Built:

2018

Lot Information

Lot Sz Ar:

Lot Shape:

Finished Floor Area

Abv Sqft:

1,733

Low Sqft:

Ttl Sqft:

1,733

DOM

1

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Landscaped,Lawn

Double Garage Attached,Garage Faces Rear

Utilities and Features

Roof: **Flat**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Gas Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Breakfast Bar,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Storage,Walk-In Closet(s)**
Utilities:

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	Basement	19`11" x 12`0"
		Legal/Tax/Financial		
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 home- it 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









