

**22 Quarry Lane SE
Calgary, Alberta**
MLS # A2245476


\$499,999

Division:	Douglasdale/Glen		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,292 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Garage Faces Rear, Insulated, Off Street, On Street, Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane, Brush, Landscaped, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 298
Basement:	None	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-2 d210
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows		

Inclusions: n/a

Located in the peaceful and highly convenient community of Quarry Park, welcome to 22 Quarry Lane. As you enter the front door, you'll notice the cool air provided by the central A/C unit. You are greeted by a versatile flex space that offers multiple uses. Head upstairs to find an expansive kitchen featuring ample cabinetry and stainless steel appliances. Classic quartz countertops offer both style and durability, while mocha-coloured hardwood floors adorn the entire second level. A conveniently located half bathroom leads into a large, inviting living room. A tile-surround fireplace adds a touch of elegance, and just steps away is the east-facing balcony, complete with a gas line for your BBQ. From here, enjoy views of the Bow River pathway system. Upstairs, you'll find two generously sized bedrooms, each with its own 4-piece ensuite bathroom. For added convenience, the laundry area is also located on the upper level. The attached garage includes additional storage space and provides access to a separate storage room. Garbage disposal and visitor parking are just steps away, with extra street parking available around the corner. Quarry Park is a quiet and scenic neighborhood with easy access to one of Calgary's most beautiful pathway systems. It also offers close proximity to a variety of retail, dining, and entertainment hubs (Quarry Park, Riverbend, and Douglas Glen, to name a few). Major highways like Glenmore Trail and Deerfoot Trail are nearby, making commuting a breeze.