

**452 Quarry Way SE
Calgary, Alberta**

MLS # A2213199



\$509,900

Division:	Douglasdale/Glen		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,419 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Corner Lot, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 300
Basement:	None	LLD:	-
Exterior:	Stone, Stucco	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, High Ceilings, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: TV, Mount, Sono in Living Room

OPEN HOUSE SAT JUN 21: 12-2 PM Nestled in an amenity rich, picturesque setting, this end unit townhome offers a fabulous urban lifestyle. Driving into the area, it's easy to notice the distinctive architecture & landscape. Rounding the bend, comes this stylish "French Colonial" design. END-UNIT townhome - with such welcoming curb appeal. And LOW CONDO FEES. 2 primary bedrooms, 2 1/2 baths, den, & large attached garage. Tasteful finishing throughout and interior recently repainted. Coming up the inviting west walk there is a covered patio - relax & enjoy a visit. Upon entering, there's an offset flexible den with ample windows & view. Maybe add a wall-bed. The Main has a gracious living room, gorgeous hardwood, abundant windows, high ceiling & ambient fireplace. Also a high-end TV/Sono has been installed & included. Flowing into the kitchen, it's great every day & for entertaining. The kitchen delights with custom gloss cabinetry, quartz counters, S/S/Appls, gas stove & ample dining area. Lovely wrap-around window views. Relax on the sunny west facing deck - light up the BBQ. An offset half bath provides convenience & privacy. Retreat to the top floor. Two primary bedrooms, each with en-suite & walk-in closet & built-in shelving. Also convenient laundry. Extra storage in garage. Quarry is reputed as having all the benefits of an established inner-city community. There's Quarry Park Market - super grocery, coffee, bistros, shops & services. Add the fabulous Remington YMCA

Quarry Park Child Development Centre Then there's the splendid river and pathways . Commuting is a breeze with easy access to Glenmore & Deerfoot Trails, another big draw for the community. A Luxurious Home in a Scenic Community, Wonderful Amenities, Great Accessibility - all at a Friendly Price. Just move in and enjoy!