



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

431 quarry Villas SE
Calgary, Alberta

MLS # A2326125



\$599,900

Division:	Douglasdale/Glen		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,379 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.00 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 449
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Mixed	Zoning:	M-G d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Pantry		

Inclusions: fridge, stove, washer/dryer , window coverings, dishwasher

This beautifully maintained end unit townhome offers 2 spacious bedrooms up and one down plus a versatile loft—perfect for a home office or TV room. The main floor features 9-foot ceilings and an open-concept layout ideal for both everyday living and entertaining. The kitchen is a standout with hardwood flooring, granite countertops, and extended-height cabinetry. A stunning rock fireplace adds warmth and character, making the living space both functional and inviting. The fully finished basement includes a generous family room and a full bathroom—perfect for guests or extra living space. Located in the highly sought-after community of Quarry Park, this home is move-in ready just in time for the holidays.