



GRASSROOTS
REALTY GROUP

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464 Quarry Villas SE
Calgary, Alberta

MLS # A2328940



\$549,900

Division:	Douglasdale/Glen		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,263 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Central	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 398
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	M-G d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Walk-In Closet(s)		

Inclusions: N/A

Welcome to a beautiful place to call home, located in the heart of the sought after Quarry Park - 464 Quarry Villas SE. There are AT LEAST 11 REASONS WHY YOU SHOULD BUY THIS PROPERTY. Here they are: 1) End Unit - you only have one neighbour! 2) Location, Location, Location - this unit is tucked away in the QUIET CORNER of the complex and BACKS ONTO A PATHWAY leading to an awesome PARK with a playground(ultimately, the path brings you to Bow River). Walking distance to the YMCA, restaurants, offices and the vast system of the river pathways! 3) South Facing Backyard - want to enjoy summer AND have lots of natural inside in the winter? THIS IS IT! 4) Beautiful Kitchen - with GRANITE COUNTERTOPS, island, Stainless Steel Appliances and lots of cupboards. 5) Hardwood Flooring throughout the main floor. 6) 9' ceilings on the main floor. 7) Sun filled living room overlooking the beautiful backyard. 8) Two Primary bedrooms upstairs. Each comes with its own ensuite and a walk-in closet! 9) Upstairs Laundry for your convenience. 10) Fully finished basement with a huge rec/family room, full bathroom and a storage. 11) The complex(BELMONT QUARRY PARK) is extremely well managed and taken care of. Beautiful common area/plenty of visitor parking. Are you excited yet? Come view this property and make it your own home NOW!