



GRASSROOTS
REALTY GROUP

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**388 Quarry Park Boulevard SE
Calgary, Alberta**

MLS # A2341923



\$605,900

Division:	Douglasdale/Glen		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,539 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 417
Basement:	Full	LLD:	13-23-1-W5
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-Gd44
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

Inclusions: Blinds, 4K TV and TV Wall Mount above Fireplace, Bathroom Mirrors, All Attached Light Fixtures, Built-In Shelving/Cabinetry, Any Attached Outdoor Planters and/or Permanent Landscaping Improvements. Central Vac is roughed in. Attic access to drywalled additional storage room!

Defined by thoughtful design, quality finishes and an amazing LOCATION this exceptional townhome offers over 2,250sf of refined living in Quarry Park, one of Calgary's most distinctive riverside communities. With only one owner, this never-before-hit-the-market is a wonderful family townhome in an amazing community. Outside your door, Quarry Park and Douglas Glen offer an exceptional urban lifestyle surrounded by nature. The community is thoughtfully designed around the Bow River, with extensive pathways, parks, green space, and the nearby Carburn Park providing year-round opportunities to walk, run and cycle. The 94,000sf Remington YMCA and Calgary Public Library are within walking distance, while The Market at Quarry Park provides convenient access to groceries, caf  s, restaurants and everyday services. A unique mixed-use community, Quarry Park also offers nearby employment, thoughtfully landscaped streetscapes, and convenient access to major roadways and downtown Calgary. Future Green Line connectivity could further enhance the neighbourhood's accessibility. Upon entry to the main floor the large front windows draw light throughout the main level. The large kitchen, living room, and dining are OPEN CONCEPT and the large windows at the back connect you to your private back yard. The bright living room has a cozy/modern gas fireplace for year round comfort and the living room opens seamlessly into the heart of the home—an inviting kitchen designed for both everyday living and entertaining. The kitchen is beautifully appointed with quartz countertops, stainless steel appliances, extensive cabinetry, and an oversized island with generous seating. Moving through the kitchen towards the back, the adjoining dining room offers light and views to the yard, and has a beautiful powder

room tucked by the back entry to outside. At the rear, convenient access leads to the private yard and double detached garage. The uniquely designed upper level offers TWO PRIMARY BEDROOMS - BOTH complete with their own 4 piece ENSUITE baths with dual vanities, soaker tub, and separate shower AND each primary has a generous WALK-IN closet of its own! The floor plan is efficient and caters to larger rooms and less transition space. The upper-level laundry adds everyday convenience to the bedroom level. The undeveloped basement has large windows front and back that would cater to various plan configurations to suit the new owners, and the plumbing rough ins for a future washroom tuck it next to the stairs for an efficient design. A rare combination of generous living space, architectural character, recreation, nature and urban convenience, this is an exceptional opportunity to experience the distinctive lifestyle of Quarry Park. **Some images have been virtually staged to better showcase the true potential of rooms and spaces in the home.**