

## 6 Quarry Gate SE Calgary, Alberta

MLS # A2315257



# \$629,900

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,476 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Cul-De-Sac, Landscaped, Other, Views, Waterfall		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt, Mixed	<b>Condo Fee:</b>	\$ 510
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Double Vanity, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

**\*\*OPEN HOUSE Sunday from 2-4:30 pm\*\*** Tired of spending your weekends maintaining a house AND yard? Want to travel more? This elegant French-inspired townhome, built in 2018, offers the perfect opportunity to simplify your lifestyle WITHOUT sacrificing space, comfort, or luxury. Completely move-in ready, this exceptional home allows you to spend more time enjoying life and less time worrying about exterior upkeep. Steps from the Bow River, this sophisticated home features central AIR CONDITIONING, 9-foot ceilings, rich HARDWOOD flooring, and an open-concept design filled with natural light from OVERSIZED windows. The spacious living and dining areas are ideal for both entertaining and everyday living, flowing seamlessly into the gourmet kitchen complete with QUARTZ countertops, STAINLESS appliances, a GAS range, and a \*very\* rare oversized pantry. A stunning GLASS-ENCLOSED DEN just off the kitchen provides the perfect space for a home office, reading room, or quiet retreat and a convenient powder room completes the main level. Upstairs, the luxurious primary suite offers a walk-in closet, spa-inspired ensuite, and access to a private upper patio. A generous second bedroom, full bathroom, and upstairs laundry provide comfort and convenience. Additional features include a DOUBLE ATTACHED garage, a spacious mudroom, and large mechanical room with EXCELLENT space. Outside, unwind on the oversized patio overlooking a peaceful water feature—without having to worry about maintaining the grounds yourself. Located in the highly desirable community of Quarry Park, you'll enjoy easy access to walking and biking paths, parks, restaurants, coffee shops, and everyday amenities. Offering the perfect balance of luxury, convenience, and low-maintenance living, this is an outstanding opportunity to enjoy the

next chapter of homeownership on your terms.