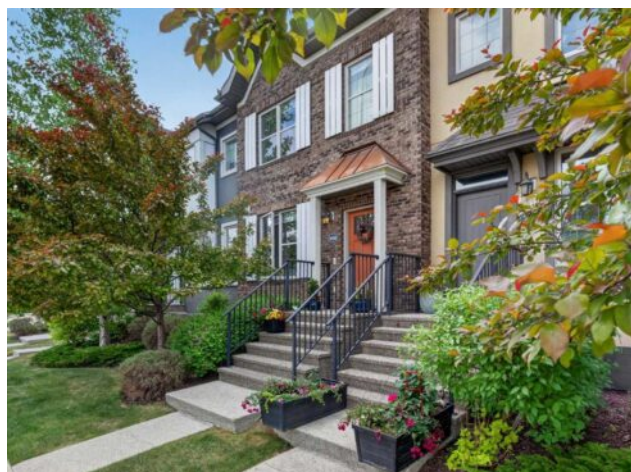


340 Quarry Park Boulevard SE
Calgary, Alberta

MLS # A2315968



\$618,900

Division:	Douglasdale/Glen		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,666 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Alley Access, Asphalt, Double Garage Detached, Garage Faces Rear		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Landscap		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Other, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 439
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-G d44
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Shelving units (multiple), some items negotiable for inclusion ie art or furniture, mud room bench cushions

Jump into Quarry Park Phase III - a rare-opportunity 16 unit group of Bare Land personal-Lot Townhomes 2 Blocks from the River pathways and minutes to Quarry Park's Amenities, with Double Detached Garages, paved alley, generous/flexible pet approvals no other phase has, and West-East backing and facing open spaces - not to be missed! 340 Quarry Park Boulevard SE offers 2366 total usable square feet, between the Main, Upper + Attic above-grade Levels, and fully finished Basement. The bright and spacious open concept layout starts and ends at Foyer and Mud Room entries, including big Closets each with bench/hook areas. Huge front and rear windows allow morning to evening sunshine year round, from the welcoming Living Room, through the central quartz-topped Kitchen, complete with Stainless appliance package (Gas Range, 2024-25 Dishwasher and French-door bottom freezer Fridge and Microwave Hood), expansive 5 person eating bar, Pantry, and combined with a truly massive Dining Room exiting to the concrete Patio, with Gas Line, Hose Tap, protected by privacy screen and Fencing on both sides. The Garage is equipped with functional shelving, and keypad. 3 Primary sized Bedrooms each have a high-capacity Walk-in Closet with Built-In wardrobes, closet organiser shelving, and Full Bathrooms (the 2 upper rooms have 5-piece Ensuites with Medicine Cabinets, and share access to the upper floor Laundry). The Basement includes a full Media Room, Gym and central Games or Play/Hobby space, Central Vacuum in the under-stair Storage, and big Windows at each end have concrete wells - does not feel under-grade at all! 2 Fireplaces warm up the lower and main floors, and Central Air Conditioning keeps everything comfortable during summer months. NB: The bonus Attic is included and usable supplementary space, as a partially

finished 100 square foot Storage-Utility, accessible via secure ladder-hatch, completely drywalled, 8' clear ceiling height, and just needs paint/flooring for aesthetics if desired. This home is an incredible value, some art and/or furnishings negotiable to maintain the stylish feel too. Phase III is the second youngest phase (2013) and has an upcoming Reserve Fund Study in progress but not released. Regular maintenance, great management responsiveness and communicative support.