

448 Quarry Villas SE
 Calgary, Alberta

MLS # A2256256



\$509,900

Division:	Douglasdale/Glen		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,278 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 404
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-G d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Open Floorplan, Pantry		

Inclusions: Built ins, TV in the basement

Welcome to this stylish townhome in the desirable community of Quarry Park. Set within a thoughtfully designed complex, this home blends comfort, convenience, and modern living. The main floor offers an attached garage and an open-concept living, dining, and kitchen area that connects seamlessly to a sunny, south-facing fenced backyard — perfect for entertaining or relaxing. Upstairs, the primary suite features a walk-in closet and private 3-piece ensuite, joined by two additional bedrooms, a full 4-piece bath, and convenient upper-level laundry, all enhanced with custom built-ins. The fully finished basement extends your living space with a spacious recreation room with built-ins and another full bath, ideal for gatherings, a media room, or a home office. Central A/C provides year-round comfort. Located just steps from playgrounds, parks, and trails, this Quarry Park gem offers the perfect mix of style, function, and an unbeatable location.