# \$580,000 - 44 Quarry Lane Se, Calgary

MLS® #A2249761

## \$580,000

3 Bedroom, 3.00 Bathroom, 1,644 sqft Residential on 0.03 Acres

Douglasdale/Glen, Calgary, Alberta

Welcome to this beautifully maintained three-storey home in the highly desirable community of Quarry Park. Offering three bedrooms plus an office and two and a half bathrooms, this home is thoughtfully designed with a spacious kitchen that flows into the living area, complete with a cozy fireplace and charming reading nook. The dedicated office features custom built-ins, creating the perfect workspace. The double attached garage easily fits two mid-size vehicles with additional storage space.

Recent updates include a water tank repair (Sept 2024), furnace repair and extended service care contract (Nov 2024), custom wall unit (Apr 2025), Vacuflow motor replacement (May 2025), dryer vent cleaning (May 2025), and interior painting on the main level and select areas (June 2025). Ongoing care includes regular carpet cleaning, annual furnace maintenance, and periodic dryer vent servicing.

Renovations include an updated primary bathroom and new luxury vinyl plank flooring on the main level, installed over the existing hardwood for a clean and modern look.

Quarry Park is a vibrant, master-planned community known for its blend of natural beauty and convenience. Enjoy being steps from the Bow River pathway system, Sue Higgins off-leash dog park, and Carburn Park







with its ponds and year-round recreation. The Market at Quarry Park offers shopping, dining, fitness facilities, YMCA, and a library all within minutes. With quick access to Deerfoot and Glenmore Trail, this home perfectly combines comfort, style, and location.

### Built in 2014

## **Essential Information**

MLS® # A2249761 Price \$580,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,644 Acres 0.03 Year Built 2014

Type Residential

Sub-Type Row/Townhouse

Style Side by Side, 3 Storey

Status Active

## **Community Information**

Address 44 Quarry Lane Se Subdivision Douglasdale/Glen

City Calgary
County Calgary
Province Alberta
Postal Code T2C5N4

## **Amenities**

Amenities None Parking Spaces 2

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Built-in Features, Central Vacuum, No Animal Home, No Smoking

Home, Open Floorplan, Quartz Counters, Bookcases, Ceiling Fan(s)

Appliances Dishwasher, Electric Range, Garage Control(s), Microwave,

Refrigerator, Washer/Dryer Stacked, Window Coverings

Heating Forced Air, Fireplace(s)

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Gas
Basement None

#### **Exterior**

Exterior Features Private Entrance

Lot Description Backs on to Park/Green Space

Roof Asphalt Shingle

Construction Stucco

Foundation Poured Concrete

### **Additional Information**

Date Listed August 19th, 2025

Days on Market 71

Zoning M-2 d210

HOA Fees 338

HOA Fees Freq. ANN

## **Listing Details**

Listing Office eXp Realty

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