

\$939,000 - 46 Quarry Drive Se, Calgary

MLS® #A2115138

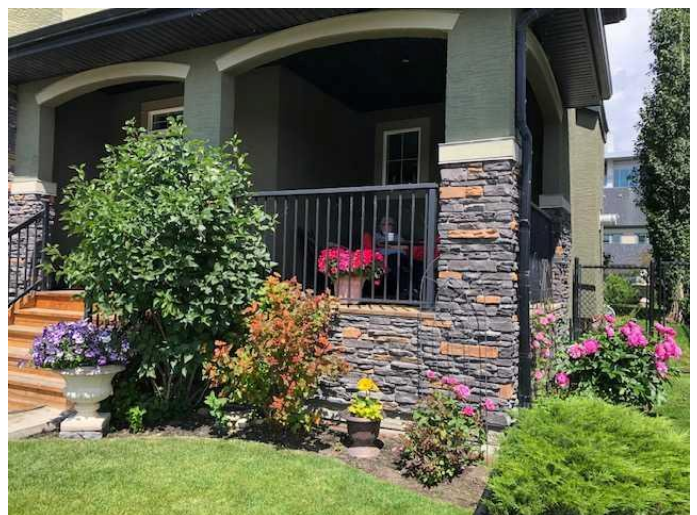
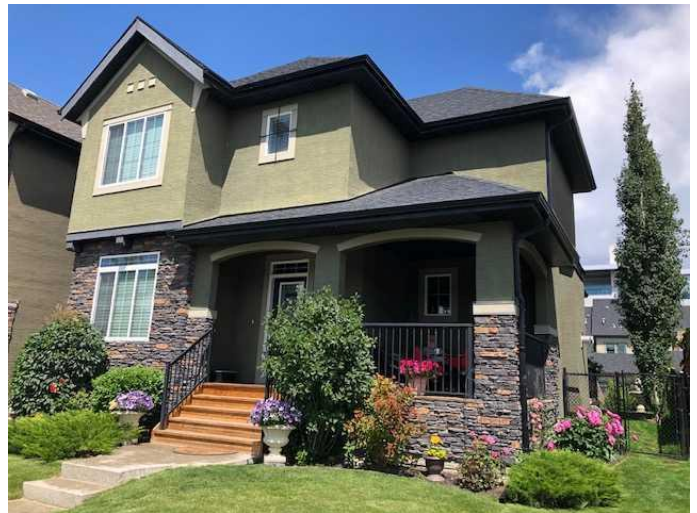
\$939,000

3 Bedroom, 3.00 Bathroom, 2,397 sqft

Residential on 0.10 Acres

Douglasdale/Glen, Calgary, Alberta

Original owners are pleased to present to you their lovely home - #46 Quarry Drive SE. Perfectly placed 'cross from a quaint Quarry Park "park", and with a leisurely stroll to the Bow River pathways, this home offers a charmed opportunity to embrace nature's majesty and all the conveniences this beautiful community of Quarry Park provides. Enter and be captured by sweet southern soaked comfort as natural light fills the front room. Zen...your plants will love it here and thrive. Toffee toned hardwood moves throughout this handsome main floor level bringing a feeling of contentment. Relax, and enjoy - as a fireplace glow highlights a lovely living room, featuring a big picture window overlooking the deck beyond and lovely treed/ landscaped yard. An attractive well equipped kitchen features ample quartz counter tops and maple cabinetry with all the things you need to create delectable dishes, adding a massive island to present them on and voila...the dining table is set for family meals and memories to begin. Wide french style patio doors open to the deck - enjoy fun and bbq's in the sun. A two piece powder room and sizeable laundry area with access to the heated double attached garage complete this level. Upstairs you will enjoy a comfy carpeted family room...cuddle up and watch your favourite movies. Down the hall - step out to the balcony, enjoy the outdoors and view of the yard below. The generous primary suite offers plenty of space, bright windows, a deep walk-in closet, a five piece



ensuite with soaker tub and separate shower-note the Italian tile. Two additional bedrooms and 4 piece bath complete this perfectly thought-out family floor plan. The basement is large , offering 1097 square feet of undeveloped space, roughed-in and brimming with potential. Quarry Park, watch your children play - a delightful family neighbourhood...love where you live. xo

Built in 2010

Essential Information

MLS® #	A2115138
Price	\$939,000
Sold Price	\$920,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,397
Acres	0.10
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	46 Quarry Drive Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 5E8

Amenities

Amenities	None
Parking Spaces	4

Parking	Double Garage Attached, Rear Drive
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Interior

Interior Features	Ceiling Fan(s), Granite Counters, Kitchen Island, No Animal Home, Sump Pump(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Oven, Freezer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Tankless Water Heater, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Glass Doors, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	March 22nd, 2024
Date Sold	April 4th, 2024
Days on Market	13
Zoning	R-1
HOA Fees	274.84
HOA Fees Freq.	ANN

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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