

# \$699,900 - 352 Quarry Park Boulevard Se, Calgary

MLS® #A2201470

**\$699,900**

3 Bedroom, 3.00 Bathroom, 1,734 sqft  
Residential on 0.00 Acres

Douglasdale/Glen, Calgary, Alberta

Welcome to The Gatestone in Quarry Park – a charming, luxury French-inspired townhome complex just minutes from the Bow River and its pathways. This stunning 3-bedroom corner end unit feels like new, offering high-end finishes and fantastic design throughout. With 9'™ ceilings, the home feels bright and open. The main floor features beautiful wide-plank engineered hardwood flooring, an expansive living room with oversized windows on two sides, a glass-enclosed office, a spacious dining area, and a gourmet kitchen equipped with quartz countertops, shaker-style cabinets, an undermount double sink, and an upgraded stainless steel appliance package—including a gas range and convection oven. A half bath completes this level. Upstairs, the primary bedroom is a true retreat, featuring a large walk-in closet and an ensuite with double sinks and an oversized shower. The upper level also includes a convenient laundry area, two additional generously sized bedrooms, and the main bathroom. The fully finished lower level, typically used for storage, has been transformed into a fantastic workout room (or a great recreation room). It also provides access to the finished double attached garage. Additional upgrades include air conditioning and hot water on demand. Nestled in the heart of Quarry Park, this home offers excellent access to Deerfoot and Glenmore Trails and is within walking distance to the Market at Quarry Park - with its variety of businesses, shops and



restaurants, the YMCA, Carburn Park, and the Sue Higgins off-leash area. Don't miss out on this exceptional, move-in-ready home-it won't last long!

Built in 2018

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2201470      |
| Price          | \$699,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,734         |
| Acres          | 0.00          |
| Year Built     | 2018          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 352 Quarry Park Boulevard Se |
| Subdivision | Douglasdale/Glen             |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2C 5L4                      |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Parking                                   |
| Parking Spaces | 2   |
| Parking        | Double Garage Attached, Garage Faces Rear |
| # of Garages   | 2   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s) |
|-------------------|---|

|              |   |
|--------------|---|
| Appliances   | Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating      | Forced Air  |
| Cooling      | Central Air   |
| Has Basement | Yes   |
| Basement     | Finished, See Remarks   |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Other                     |
| Lot Description   | Landscaped, Lawn          |
| Roof              | Flat                      |
| Construction      | Stone, Stucco, Wood Frame |
| Foundation        | Poured Concrete           |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 51               |
| Zoning         | DC               |
| HOA Fees       | 300              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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