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20 Quarry Lane SE  
Calgary, Alberta

MLS # A2239165



**\$549,900**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,423 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Greenbelt		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Hardwood, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	None
<b>Exterior:</b>	Stone, Stucco, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Stone Counters, Vinyl Windows

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 298
<b>LLD:</b>	-
<b>Zoning:</b>	M-2 d210
<b>Utilities:</b>	-

**Inclusions:** n/a

OPEN HOUSE SUNDAY JULY 13th from 1:00-3:00pm...Welcome home to 20 Quarry Lane, front and center to all the best that the outstanding community of Quarry Park has to offer. As you drive into this attractive complex you can't help but notice your close proximity to the Bow River and all the outdoor recreational opportunities the whole park and pathway system offers. Park in your large single garage and come inside to your lovely END UNIT home which offers a functional den/office area on the main level. Head upstairs and you have a living area complete with a fireplace and a eat in white kitchen with quartz countertops, stainless appliances including a gas stove and airy 9 foot ceilings. There is also a deck off the kitchen which overlooks a linear park to the east as well as a patio below with the same exposure. Up another level and you have two bedrooms, each with a walk in closet and a private ensuite. Between the bedrooms you have a super convenient upstairs laundry room. This ultra-functional and efficient design is immaculate and is further complemented by low condo fees of \$298 per month. Come see today why this home offers a great opportunity to get into one of the best suburban areas in the city.