

# \$599,000 - 44 Quarry Lane Se, Calgary

MLS® #A2249761

**\$599,000**

3 Bedroom, 3.00 Bathroom, 1,644 sqft

Residential on 0.03 Acres

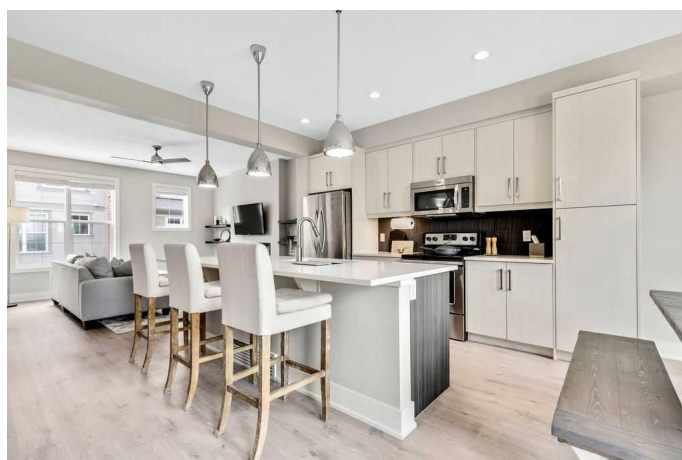
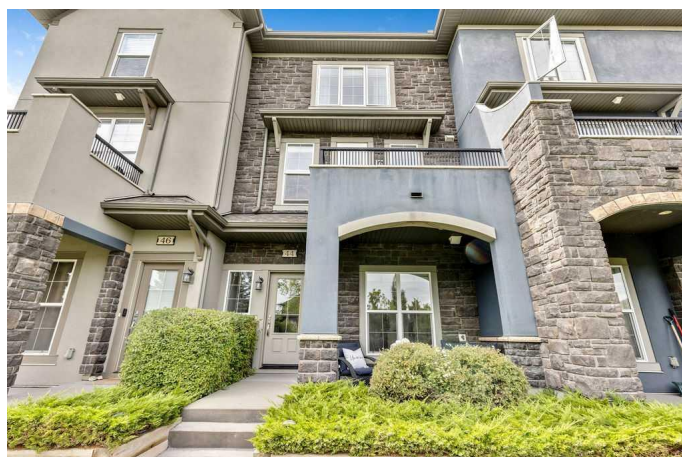
Douglasdale/Glen, Calgary, Alberta

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, a charming reading nook and Vacuflow. Real hardwood under LVP. The dedicated office includes custom built-ins, making it an ideal workspace. The double attached garage easily fits two mid-size vehicles with additional storage space. Quarry Park is a vibrant, master-planned community known for its blend of natural beauty and everyday convenience. Youâ€™ll love 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, and the Ring Road this is the perfect combination of location, lifestyle, and comfort.

Built in 2007

## Essential Information

MLS® #	A2249761
Price	\$599,000
Bedrooms	3
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,644
Acres	0.03
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey, Side by Side
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	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Fireplace(s), Forced Air
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	9
Zoning	M-2 d210
HOA Fees	338
HOA Fees Freq.	MON

**Listing Details**

Listing Office	eXp Realty
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