



344 Quarry Park Boulevard Calgary Alberta

\$629,900

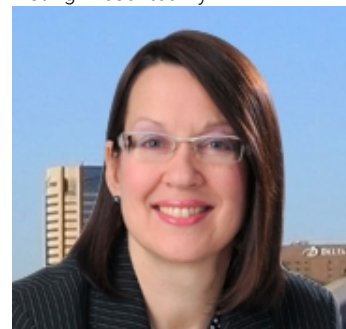
****Open House Nov 9 & 10 from 1:00-3:00pm**** This exquisite end-unit brownstone townhome in the coveted Boulevard Townes of Quarry Park combines luxury living with thoughtful upgrades. Built-in 2013, this well-maintained home sits on an extended lot with a fully fenced yard, a spacious patio, and an electric heater in the double garage, perfect for year-round comfort. When you enter the home you are greeted with an open-concept main floor, highlighted by 9-foot ceilings, newly finished hardwood floors, a massive 9'7" x 3'7" quartz island with a built-in wine rack, liquor cabinet, and bar fridge, ideal for entertaining. The gourmet kitchen is equipped with high-end stainless steel appliances, including a gas range with griddle top, double electric ovens (one convection), double-door fridge with a showcase feature, microwave, and dishwasher. Custom cabinetry includes a built-in recycling and garbage system. The living area features a cozy gas fireplace, with Hunter Douglas window coverings throughout. A main floor half bath and backdoor storage with shelving and recycling area provide extra convenience. Upstairs, the master suite offers a tranquil escape with a walk-in closet, a luxurious 4-piece ensuite with a jetted tub, and blackout blinds. The second bedroom includes a built-in Murphy bed and blackout blinds, while the third bedroom serves as an office or guest room. The hallway features a built-in library, perfect for book lovers and collectors. Upstairs laundry with a stacked washer and dryer, plus additional attic storage accessible via a pull-down ladder, make for practical living. The attic also houses the home's hot water tank and furnace. The finished basement is designed for entertainment and creativity, featuring in-floor heated wood plank ceramic tile and a six piece speaker system with 7.1 surround sound. Two additional rooms include a soundproof music stud...

Family room 27.75 Ft x 12.67 Ft
 Bedroom 15.92 Ft x 11.42 Ft
 Other 7.00 Ft x 5.17 Ft
 Kitchen 13.25 Ft x 11.83 Ft
 Dining room 15.33 Ft x 10.58 Ft
 Living room 17.25 Ft x 12.17 Ft

2pc Bathroom Measurements not available
 Bedroom 12.00 Ft x 11.83 Ft
 Bedroom 9.75 Ft x 8.58 Ft
 Bedroom 13.50 Ft x 8.25 Ft
 4pc Bathroom Measurements not available
 5pc Bathroom Measurements not available

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