



## 44 Quarry Lane Calgary Alberta

\$599,000

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. You'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. (id:6769)

2pc Bathroom 5.00 Ft x 5.00 Ft

Primary Bedroom 10.00 Ft x 15.33 Ft

Bedroom 7.83 Ft x 10.83 Ft

Bedroom 9.00 Ft x 11.58 Ft

3pc Bathroom 5.00 Ft x 8.08 Ft

4pc Bathroom 5.00 Ft x 8.08 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

<https://edievlooswyk.exp Realty.com/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)