



# 442 Quarry Park Boulevard Calgary Alberta

\$669,900

Defined by striking two-story ceilings and expansive windows, this beautifully appointed executive townhome in the vibrant, amenity-rich community of Quarry Park offers over 2,400 sq ft of thoughtfully designed living space. As an end-unit, the home benefits from additional windows that bring in natural light and enhance the sense of openness throughout the main living areas. The front entry opens to a dramatic formal living room where the open-to-above design creates an immediate sense of height and light. Large windows fill the space with natural brightness, setting the tone for the home's airy and welcoming feel. Further into the home, the layout unfolds into the open-concept kitchen, dining area, and family room. The kitchen sits at the center of it all, finished with quartz countertops, stainless steel appliances, extensive cabinetry, and an oversized central island offering both prep space and casual seating. The island naturally becomes the heart of the home, perfect for morning coffee, casual meals, or conversation while preparing dinner. The dining area sits just beyond, providing an inviting setting for everyday meals or entertaining. The adjoining family room is anchored by a gas fireplace with built-in shelving, creating a warm gathering space for relaxed evenings at home. At the back of the home, convenient access leads to the yard and double detached garage. Upstairs, a spacious bonus room at the top of the stairs offers a flexible second living area ideal for a media space, reading nook, or home office. The primary bedroom is generously sized and designed as a quiet retreat, complete with an ensuite featuring dual vanities, a soaker tub, and separate shower. The second bedroom features a distinctive architectural detail with French doors opening to a Juliet balcony, allowing fresh air and natural light to flow into the room. Upper-level laundry adds ...

Furnace 12.08 Ft x 7.67 Ft  
 Living room 17.83 Ft x 12.42 Ft  
 Recreational, Games room 15.75 Ft x 8.92 Ft  
 Storage 6.58 Ft x 4.75 Ft  
 Bedroom 12.92 Ft x 12.67 Ft  
 4pc Bathroom 10.33 Ft x 6.58 Ft

Family room 16.92 Ft x 11.17 Ft  
 2pc Bathroom 6.92 Ft x 3.42 Ft  
 Bonus Room 11.58 Ft x 8.92 Ft  
 Laundry room 6.75 Ft x 5.75 Ft  
 Primary Bedroom 12.42 Ft x 10.92 Ft  
 Bedroom 12.08 Ft x 10.33 Ft

Listing Presented By:



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### RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

Kitchen 12.67 Ft x 8.42 Ft

Dining room 10.92 Ft x 10.92 Ft

Living room 16.92 Ft x 13.08 Ft

4pc Bathroom 7.92 Ft x 4.92 Ft

5pc Bathroom 13.33 Ft x 5.92 Ft