

\$580,000 - 44 Quarry Lane Se, Calgary

MLS® #A2249761

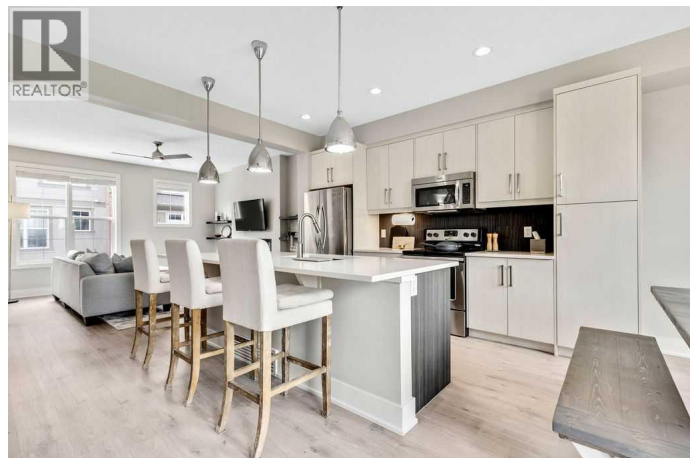
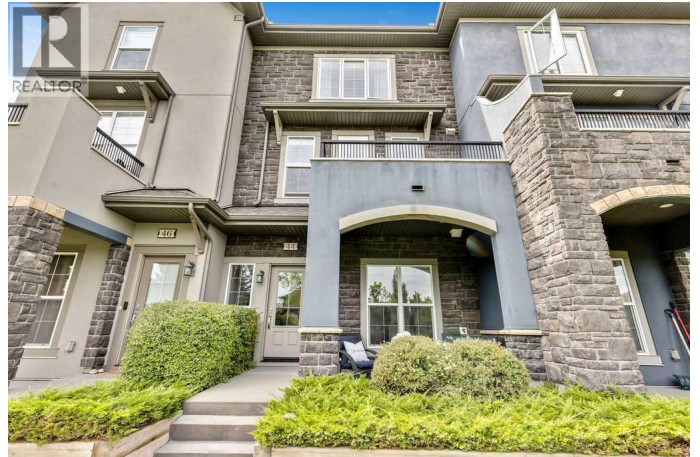
\$580,000

3 Bedroom, 3.00 Bathroom, 1,644 sqft

Single Family 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 and charming reading nook. The dedicated office features custom built-ins, creating the perfect workspace. The double attached garage easily fits two mid-size vehicles with additional storage space. Recent updates include a water tank repair (Sept 2024), furnace repair and extended service care contract (Nov 2024), custom wall unit (Apr 2025), Vacuflow motor replacement (May 2025), dryer vent cleaning (May 2025), and interior painting on the main level and select areas (June 2025). Ongoing care includes regular carpet cleaning, annual furnace maintenance, and periodic dryer vent servicing. Renovations include an updated primary bathroom and new luxury vinyl plank flooring on the main level, installed over the existing hardwood for a clean and modern look. Quarry Park is a vibrant, master-planned community known for its blend of natural beauty and convenience. Enjoy 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, this home perfectly combines



comfort, style, and location. (id:6289)

Built in 2014

Essential Information

Listing #	A2249761
Price	\$580,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,644
Acres	0.03
Year Built	2014
Type	Single Family
Sub-Type	Bare Land Condo

Community Information

Address	44 Quarry Lane Se
Subdivision	Douglasdale/Glen
City	Calgary
Province	Alberta
Postal Code	T2C5N4

Amenities

Amenities	Schools, Shopping
Features	No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Range - Electric, Dishwasher, Microwave, Window Coverings, Garage door opener, Washer/Dryer Stack-Up
Heating	Other, Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	3

Exterior

Exterior	Stucco
Foundation	Poured Concrete

Listing Details

Listing Office eXp Realty



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Listing information last updated on October 16th, 2025 at 11:16am PDT