

## 9 Quarry Gate SE Calgary, Alberta

**MLS # A2221140**



# \$714,900

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,733 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Flat	<b>Condo Fee:</b>	\$ 593
<b>Basement:</b>	Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Tankless Hot Water, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

An executive-style end unit in the highly sought-after Gatestone North Townhomes of Quarry Park, featuring 3 bedrooms upstairs, a main floor den/office, an attached double garage, and a south-facing front patio with beautiful water views. Ideally located within the complex, this unit sides onto greenspace, has no rear neighbors, and offers unobstructed views of a serene water feature. The main level boasts wide plank white oak engineered hardwood flooring, large windows, and high ceilings that flood the space with natural light. The gourmet kitchen is equipped with grey shaker cabinetry, quartz countertops, a marble tile backsplash, gas range, and a central island with seating—perfect for daily living and entertaining. A private den with French doors provides the ideal work-from-home or study space. Upstairs, you'll find three generous bedrooms, including a primary suite with picturesque views, a luxurious ensuite with double sinks, and a tiled walk-in shower. Convenient upper-floor laundry completes the level. The lower level includes a functional mudroom, additional storage, and direct access to the double attached garage. Additional highlights include central A/C and Hunter Douglas blinds throughout. Enjoy living just steps from the Bow River pathway system, green spaces, Carburn Park, Sue Higgins Park, and all the amenities, shops, restaurants, and transit options that Quarry Park has to offer. This move-in-ready home perfectly blends comfort, style, and location—book your showing today!