



GRASSROOTS
REALTY GROUP

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197 Douglas Park Boulevard SE
Calgary, Alberta

MLS # A2227370



\$1,350,000

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,405 sq.ft.	Age:	1994 (31 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Driveway, Front Drive, Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Fruit Trees/Shrub		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Separate Entrance, Skylight(s), Walk-In Closet(s)		
Inclusions:	NA		

Breathtaking mountain and river views on all three floors in Douglasdale! Nestled on the ridge and backing onto a serene nature reserve-with a creek running through it, this stunning estate home offers nearly 4,000 sq. ft. of developed living space, including a fully finished walkout basement and a triple car garage. Step into a grand entrance with soaring 11-foot ceilings, a sweeping spiral staircase with 24 foot vaulted ceiling and a large skylight above, overlooking the spacious formal sitting room and dining area—perfect for family gatherings and special occasions. The heart of the home features an inviting open-concept kitchen and living room with expansive picture windows framing million-dollar views of the Rocky Mountains, Bow River, and a charming baseball diamond. Cozy up next to the gas fireplace, or gather in the kitchen around the oversized granite island, complete with bar seating and a sunny breakfast nook large enough for a full sized dining table —designed for busy family life and effortless entertaining. Enjoy breathtaking sunsets from the west-facing deck, or unwind indoors by the corner gas fireplace with custom built-ins. Upstairs, the primary retreat is a luxurious sanctuary featuring a gas fireplace, panoramic mountain views, a spa-inspired ensuite wrapped in travertine tile with heated floors, and a spacious walk-in closet. Two additional bedrooms are bright and roomy, sharing a well-appointed full bathroom with travertine tile and heated flooring. The fully developed walkout basement includes a fourth bedroom, a stylish 3-piece bathroom with glass shower and heated floors, and a large recreation room—ideal for a home gym, theatre, or guest suite. Step out into your landscaped backyard and enjoy the tranquility of the reserve behind. This is a rare opportunity to own a ridge property that combines breathtaking views, thoughtful

design, and exceptional living in the heart of Douglasdale.