



**GRASSROOTS**  
REALTY GROUP

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**3110 Douglasdale Boulevard SE**  
**Calgary, Alberta**

**MLS # A2236288**



**\$799,900**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,284 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Rectang		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, Kitchen Island, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this beautifully appointed estate home in Douglasdale, offering over 3,200 sq.ft. of thoughtfully developed living space and stunning, unobstructed views of the Rocky Mountains and Douglasdale Golf Course. Perfectly located just a five-minute walk to two schools, the Bow River pathway system, and is close to transit and a short drive to shopping and restaurants, providing the perfect blend of natural beauty and urban convenience. Inside, gleaming hardwood floors and features an office, a formal dining room, and an open-concept kitchen with granite countertops, stainless steel appliances, including a brand-new dishwasher, under-cabinet lighting, and a stylish tile backsplash. The bright and spacious living room is filled with natural light from triple-pane windows and offers year-round comfort with central air conditioning and a cozy gas fireplace. Step out onto the expansive south west-facing upper deck Built in 2024 that spans the full width of the home, with convenient access from both the office and the breakfast nook, and take in breathtaking mountain and golf course views—perfect for relaxing or entertaining. Upstairs, you'll find three generous bedrooms and a large bonus room, including a luxurious primary suite with a walk-in closet complete with built-ins, and a spa-inspired ensuite featuring a jetted soaker tub and stand-up shower. Convenient upstairs laundry adds everyday ease. The fully finished walkout basement, completed with permits in 2018, includes a fourth bedroom, a full three-piece bathroom, and flexible space ideal for a home gym, recreation area, or guest suite. The private, west-facing backyard includes a stone patio and is perfect for summer gatherings. This home has been meticulously maintained, with major updates including new back deck in 2024, professional removal and replacement of all Poly-B piping in June 2025,

a newer roof in 2016, upgraded R-50 attic insulation in 2024, and triple-glazed windows throughout. This exceptional Douglasdale property offers the perfect combination of space, location, comfort, and spectacular views.