



GRASSROOTS
REALTY GROUP

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25 Douglasdale Point SE
Calgary, Alberta

MLS # A2242145



\$679,900

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,036 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Landscaped, Level, No Neighbours Behind, Other, Rectangular L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Aluminum Siding , See Remarks, Stone, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting		
Inclusions:	N/A		

Welcome to your dream home in the highly sought-after and private enclave of Douglasdale Pointe, just steps from the stunning Bow River pathway system. This beautifully maintained and thoughtfully designed home offers a bright, open-concept floorplan perfect for entertaining. At the heart of the home is a chef's dream kitchen featuring classic white cabinetry, an abundance of storage including pot drawers, a walk-through pantry, and a large peninsula island with a vegetable sink and eat-up bar. Adjacent to the kitchen is a sun-filled dining area with access to the south-facing deck and backyard—ideal for BBQs and summer evenings. A cozy 3-way fireplace connects the dining area, living room, and kitchen, creating a warm and inviting space. The main floor also includes a versatile flex room (currently a formal dining room) that could be used as a home office, along with a convenient mudroom, laundry room, and powder room. Upstairs, the spacious primary suite features a walk-in closet and luxurious 5-piece ensuite with dual sinks, jetted tub, and separate shower. Two additional generous bedrooms share a private Jack & Jill bathroom, perfect for kids or guests. The partially finished basement includes a fourth bedroom and offers endless options for future development. The south-facing backyard is a true retreat—professionally landscaped with irrigation and landscape lighting. Additional upgrades include central A/C, newer roof (2012), new fencing (2017), new deck (2018), newer hot water tank, and UniFi (Ubiquiti) home IT system for seamless, modern connectivity. Located just minutes from 130th Ave shops & dining, Douglasdale Golf Course, great schools, and direct access to Fish Creek Park and Deerfoot Trail—this home checks all the boxes.

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