



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

305 Douglasbank Court SE
Calgary, Alberta

MLS # A2244720



\$684,900

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,829 sq.ft.	Age:	1990 (35 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Faces Front, Insulated		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Garden, Irregular Lot, Landscaped, Lawn, Mature Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, No Smoking Home, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Ring doorbell

OPEN HOUSE THIS SAT AUGUST 2 from 11-4 pm and SUN AUGUST 3 from 2-5 pm!!! This well-maintained 4 bed, 2.5 bath two storey home with a double attached garage offers nearly 2,400 sq ft of total living space on a beautifully landscaped corner lot, just steps from Douglasbank Park and the scenic trails of FISH CREEK PARK. Recent updates include central AIR CONDITIONING and the COMPLETE REMOVAL OF POLY-B plumbing. Garage door and roof are under 10 years old and front door is under 5 years old. Inside, the living room welcomes you with a soaring VAULTED CEILING and large windows, connecting seamlessly to the dining area — a layout that works equally well for day-to-day living or hosting guests. The kitchen is bright and practical, offering generous counter space, classic wood cabinetry, and STAINLESS STEEL appliances. A built-in bench in the adjacent breakfast nook adds character and extra seating — a great spot for casual meals or quiet evenings. Just a few steps down, the spacious den features a classic brick fireplace with a mantle and access to the backyard patio. Also on the MAIN FLOOR: a flexible BEDROOM, two-piece bath, and a laundry area for added convenience. Upstairs, the vaulted primary suite includes a bay window, WALK-IN CLOSET, and 4-piece ensuite with accessible handrails. One of the additional bedrooms features a unique elevated nook — ideal as a play space or cozy reading corner. The finished basement expands your living space with a large rec room, a dedicated workshop, and a substantial crawl space offering excellent storage. Within walking distance to schools, shopping, the Bow River pathway, and Douglasdale Golf Course — with quick access to major routes like Deerfoot Trail, this is a well-rounded opportunity in a mature and sought-after southeast Calgary

community.