



**GRASSROOTS**  
REALTY GROUP

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**95 Douglas Park Boulevard SE**  
**Calgary, Alberta**

**MLS # A2245299**



**\$639,900**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,862 sq.ft.	<b>Age:</b>	1994 (31 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	City Lot, Few Trees, Front Yard		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Hardwood, Linoleum
<b>Roof:</b>	Cedar Shake
<b>Basement:</b>	Full, Partially Finished
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	High Ceilings, Kitchen Island, Walk-In Closet(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** none

Solid, Well-Built Home at an Affordable Price in Douglasdale Estates! Step into this inviting home and immediately notice the vaulted ceilings in the living and dining area, creating a bright and spacious atmosphere. Unique architectural wall cutouts lead into the great room, which features a large picture window and a cozy gas fireplace with tile surround and mantle. Located just steps from the Bow River walking paths and close to the golf course, this home offers both comfort and convenience. The upper level includes three bedrooms, including a primary suite with a walk-in closet and a 4-piece ensuite. The main floor also features a private den, a half bath, and a separate laundry room. The kitchen is open to the great room and offers a walk-in pantry and a center island—perfect for casual meals and entertaining. The lower level is partially finished and awaits your personal touch. The large, fully fenced backyard features mature trees that provide plenty of privacy. A double attached garage completes the package. Quick possession available—don't miss this opportunity!