



GRASSROOTS
REALTY GROUP

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164 Douglasview Road SE
Calgary, Alberta

MLS # A2245756



\$749,900

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,550 sq.ft.	Age:	1996 (29 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.12 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Landscaped, Private		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas
Floors:	Ceramic Tile, Hardwood, Laminate
Roof:	Asphalt Shingle
Basement:	Finished, Full, Walk-Out To Grade
Exterior:	Stone, Stucco
Foundation:	Poured Concrete
Features:	Bar, Central Vacuum

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: None

Welcome to this beautiful walk-out bungalow in the sought after community of Douglasdale Estates. Perfectly located, it offers the ideal balance of peace and convenience with only a short walk to the Bow River pathway system and a quick drive to shopping. As you enter, you're welcomed by a spacious foyer that leads into a large great room featuring soaring vaulted ceilings and expansive windows that flood the space with natural light. The open and airy layout creates a bright, inviting atmosphere—perfect for relaxing or entertaining guests. The combination of a cozy fireplace for the winter and central air conditioning for the summer ensures year-round comfort, making it the perfect spot for relaxation or entertaining. Head into the open-concept kitchen—a true showstopper—beautifully designed with stylish cabinetry featuring convenient slide-out drawers for easy access to dishes and cookware. Granite countertops and a classic tiled backsplash add elegance, while sleek stainless steel appliances complete the space. Whether you're preparing everyday meals or hosting guests, this kitchen perfectly blends functionality with modern flair. The primary bedroom is a true retreat, generously sized to accommodate a king-size bed with room to spare. It includes a spacious walk-in closet and a luxurious 4-piece ensuite bathroom, featuring a large stand-up shower and a jetted tub—perfect for unwinding and relaxing after a long day. The convenience of a main floor laundry room adds both functionality and ease to everyday living. A large office/dining room and 2nd bedroom complete the main level. The fully finished walk-out basement with IN-FLOOR HEATING, offers incredible versatility, featuring a spacious media/recreation area and a large wet bar—ideal for entertaining. A fourth bedroom and a full 4-piece

bathroom make it perfect for guests or extended family, thoughtfully designed with daily living in mind. Step outside to the south-facing backyard, where you'll enjoy exceptional privacy and open space. The oversized, composite deck is tailor-made for summer BBQs (gas line included), entertaining guests, or simply relaxing outdoors. Blending comfort with style, this outdoor oasis becomes a seamless extension of your living space—perfect for both quiet moments and lively gatherings.