



**GRASSROOTS**  
REALTY GROUP

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**10 Douglasview Park SE**  
**Calgary, Alberta**

**MLS # A2246926**



**\$529,900**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,210 sq.ft.	<b>Age:</b>	1995 (30 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Garage Door Opener, Garage Faces Front, See Remarks, Single G		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Front Yard, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 395
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** Wall mount for TV but TV Excluded

Wonderful, Original Owner Home in a Fantastic 18+ Complex. Located in the Highly Sought-After Golf Community of Douglasdale. So Beautifully Maintained with a Lovely Fully-Finished Basement. Great Layout with a Front Den, Functional Kitchen with Eating Nook, Dining Room, Spacious Living Room with Gas Fireplace and access to the back Deck and Patio, Good-Sized Primary Bedroom with Walk-in Closet & 4 Piece Ensuite PLUS Main Floor Laundry Room. Basement Development is Top Quality - Large Family Room with a second Gas Fireplace, 2nd Bedroom, Full 4 Piece Bathroom and still Plenty of Storage Space! The Single Attached Garage has Epoxy Floor Covering for Easy Maintenance & Clean-up. Excellent Location edging on Bow River and Pathways, Easy Access to Deerfoot Trail, Minutes to Shopping, Restaurants & More! Lovely Home, Great Community, Excellent Location!