



**GRASSROOTS**  
REALTY GROUP

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**305 Douglasbank Court SE**  
**Calgary, Alberta**

**MLS # A2248148**



**\$649,900**

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

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

**Inclusions:** Ring doorbell

This is ONE OF ONLY 2 DETACHED homes in Calgary's SE Zone with 4 BEDROOMS UP and a DOUBLE ATTACHED GARAGE priced under \$650,000 — making it a very RARE FIND! Well-maintained while retaining much of its original character, recent updates include CENTRAL A/C, COMPLETE REMOVAL OF POLY-B PLUMBING, newer garage door and ROOF (under 10 years), updated front door (under 5 years), and replacement of the front bay windows. Sitting on a beautifully LANDSCAPED, exceptionally LARGE CORNER LOT (~0.15 acres!), you're surrounded by nature without sacrificing the convenience of schools, shopping, and major routes just minutes away. Steps from the Bow River Valley and pathways, Douglasbank Park, and Eaglequest Golf Course, it's an unbeatable blend of active lifestyle and city access. Inside, the living room has VAULTED CEILINGS and flows into the dining area — ideal for everyday life or entertaining. The bright U-shaped kitchen is functional, offering generous counter space, classic wood cabinetry, STAINLESS appliances, storage PANTRY and a built-in BREAKFAST NOOK bench. A few steps down, the den features a brick FIREPLACE and opens to the backyard PATIO. The MAIN FLOOR also includes a flexible BEDROOM, half BATHROOM, and laundry. Upstairs, the primary bedroom has VAULTED CEILINGS features a bay window, WALK-IN CLOSET, and 4 PC ENSUITE. One secondary bedroom has a fun elevated nook for reading or play. Another bedroom and full bathroom complete this floor. The finished basement adds a large REC ROOM, WORKSHOP, and a huge ~5-ft high crawl space for excellent storage. This is more than just a home — it's an opportunity to get into a sought-after community, on a large lot, with the rare space and

features that are hard to find under \$650,000. Move in as it is, enjoy the updates already done, and take your time adding your own touches to create the home you've always wanted &mdash; this is a chance to secure a home you'll love now and for years to come.