



**GRASSROOTS**  
REALTY GROUP

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**2115 Douglasbank Crescent SE  
Calgary, Alberta**

**MLS # A2251452**



**\$839,900**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,420 sq.ft.	<b>Age:</b>	1989 (36 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Insulated		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, Closet Organizers, No Animal Home, No Smoking Home		

**Inclusions:** None

Welcome to this beautiful family home in the sought after community of Douglasdale Estates backing onto a quiet green space a short walk to the Bow River. Perfectly located, it offers the ideal balance of a peaceful beautifully landscaped west facing back yard and the convenience with only a ten minute drive to schools and shopping. Whether you enjoy a stroll in Fish Creek Provincial Park, a few swings at the driving range or a quick trip to the shops, this location provides everything you need right at your doorstep. As you enter, you are welcomed by a spacious light filled foyer and hardwood flooring that spans the entire level. To the left, a cozy living room awaits, highlighted by a vaulted ceiling and a charming bay window that welcomes in the soft morning light perfect for enjoying a peaceful cup of coffee. Down the hall to the right, a private home office is tucked away providing a quiet and focused work space. The open concept fully renovated kitchen, a true highlight is beautifully designed with stylish solid wood cabinetry, quartz countertops and tiled backsplash. Equipped with stainless steel appliances, this kitchen offers both functionality and modern flair. The kitchen area accesses two new French doors which open onto a large back deck. A cozy dining area is conveniently located off the kitchen, perfect for family meals and entertaining. The family room offers a warm and inviting atmosphere featuring a classic wood burning fireplace with a gas lighter, flanked by beautiful built in cabinets. Large windows flood the space with natural light, creating a bright and cheerful ambiance. Central air conditioning keeps the home cool in the summer, while two furnaces keep you warm in the winter ensuring year round comfort. The laundry room is conveniently located on the main level. Head upstairs to discover three generously sized bedrooms. The primary

bedroom is a true retreat offering a bay window with a view towards the river. It features two walk in closets before a fully renovated five piece ensuite bathroom complete with a large stand up shower, a luxurious soaker tub, sleek quartz countertops and elegant tiled flooring. This serene space is designed to provide the ultimate in comfort and relaxation. In addition, the renovated four piece spare bathroom complements the design and modern finishes throughout. The large unfinished basement offers a blank canvas - ideal for adding extra living space, a home gym or workshop. Let your imagination bring this versatile area to life. Backing onto a serene green belt, this backyard with mature trees offers a sense of space and privacy that is hard to beat. The large deck is perfectly set up for summer barbecues, entertaining or simply unwinding outdoors. Underground sprinklers and a central vacuum are a convenient bonus. Roof (2015), the garage door opener and attic insulation (2024), while the triple pane windows and front door were replaced in 2013.