



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

2828 Douglasdale Boulevard SE
Calgary, Alberta

MLS # A2252326



\$629,900

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,473 sq.ft.	Age:	1996 (29 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate, Slate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed, Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Jetted Tub, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Murphy bed, Garage door opener and 2 remotes, All window coverings, TV mounts, Speakers & receiver in basement, Shed

This air-conditioned, fully developed, and updated home is ready for a new family to enjoy! With over 2,100 sq.ft. of developed living space and a great location across from a greenspace and school, this is one you won't want to miss. The main floor features a spacious front entry, slate tile and hardwood floors, and an open-concept layout. The kitchen includes a newer stainless-steel stove and fridge with ice and water, new sink, garburator, and pantry. The living room is highlighted by a cozy gas fireplace with stone surround, while the dining area provides access to a huge deck and sunny south-facing backyard. A powder room and updated laundry with added cabinetry complete this level. Upstairs you'll find all new vinyl flooring, a generous primary bedroom with walk-in closet and ensuite featuring a jetted tub and separate shower, plus two additional bedrooms and a full main bath. The fully renovated basement offers a spacious rec room, perfect for a games or movie night, a built-in Murphy bed, a recently updated bathroom, and excellent storage. Additional updates include a new furnace, A/C (2023) and new garage door. With easy access to Deerfoot Trail, the amenities of 130th, and nearby river pathways, this home has it all. Don't miss out!