



GRASSROOTS
REALTY GROUP

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3430 Douglasdale Boulevard SE
Calgary, Alberta

MLS # A2256433



\$749,800

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,386 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Interior Lot, Landscaped, Lawn, Private, R		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Shake, Wood	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s), Wet Bar

Inclusions: Kinetico Water Softener, 2nd Dishwasher, Hot Tub, Garden Shed

Warm & Welcoming 4+ Bedroom Family Home - Discover the perfect blend of comfort, space, and charm in this beautifully maintained home, ideally situated in a fantastic location close to shopping, groceries, and excellent schools. Set in a mature neighborhood with tree-lined streets, mountain views and Fish Creek Park, this home offers room for everyone and every activity. Upstairs, you'll find four generous bedrooms, including a spacious primary suite with ensuite and mountain views between the trees. In fact, all the bedroom windows are triple pane to provide the quietest most temperature constant environment upstairs. The main level also has triple pane windows on the largest widows, both family room and kitchen nook. This large central kitchen is the heart of the home, connecting seamlessly to the inviting family room with its cozy gas fireplace, large breakfast nook and a delightful sun room balcony to soak in the views. The lower level boasts a huge recreation room—also with a gas fireplace—that opens to a covered patio, perfect for year-round enjoyment. With lots of storage, and 2 flexible area/rooms that could become lower level bedrooms or offices or craft rooms, or you could have up to six bedrooms in total. Additional highlights include an enclosed private hot tub for all-weather relaxation, built-in vacuum, two hot water tanks (2025, 2022) so you'll never run out of hot water, 220V in the garage, and thoughtful updates throughout. With concrete stairs down the side of the home, there is easy access to the lower level. With a second dishwasher and bar fridge, the lower level is a perfect spot for entertaining! This is more than just a house—it's the space where memories are made. Call your favorite realtor today!

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