



GRASSROOTS
REALTY GROUP

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37 Douglasbank Rise SE
Calgary, Alberta

MLS # A2264145



\$669,700

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,832 sq.ft.	Age:	1989 (36 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Level, Rectangular Lot, Street Lighting		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Hardwood, Other, Tile

Roof: Shake

Basement: Finished, Full

Exterior: Concrete, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: n/a

OPEN HOUSE Sat 18 Oct 11-3. Have a look at this newly refreshed 4 bedroom, 4 bathroom exquisite home with spacious double attached garage in distinguished Douglasdale -- near all services including schools, golf course, and shopping. Sitting in a quiet location with fast access to transportation corridors like the Deerfoot Freeway, this perfect home with a 17-foot high foyer leads to a large and bright living room with a west-facing window on one side, and a bright hallway opening to other living areas: first the flex area, then on each side of the dining room is the kitchen and family room with a gas fireplace. FYI. EACH room has hardwood flooring and mostly newer triple-paned windows throughout. Upstairs are 3 spacious bedrooms and 2 bathrooms including an impeccably renovated ensuite. The fully-finished basement features the 4th bedroom, another full bathroom, and a vast entertainment area with built-in cabinetry. The large deck at the back broadcasts to a fully-fenced equally large backyard. You've got to compare this 2700 sq ft beauty to other higher-priced, tawdry abodes to see why you want to buy this gem at 37 Douglasbank Rise right away.