



GRASSROOTS
REALTY GROUP

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**311 Douglasbank Drive SE
Calgary, Alberta**

MLS # A2277070



\$699,000

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,045 sq.ft.	Age:	1990 (36 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Garden, Landscaped, Pie Shaped Lot		

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

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Brick, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wood Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Storage shelving in garage and workshop. Most furniture shown can be included. Contact listing agent for details.

Welcome to Douglasdale! This beautiful 2 Storey Split home has been lovingly cared for and maintained by its original owner. Located in a quiet area of this sought after family community and offers a quiet setting close to Fish Creek Park, Bow River Pathways and Eaglequest Golf Course. Several amenities such as schools, parks, playgrounds and shopping nearby as well as easy access to Deerfoot for a quick commute. Inside, you'll love this floorplan built by the reputable Jager Homes. It offers character that's hard to find in today's housing choices. The open concept and large windows throughout offer an abundance of natural light. Upon entering you'll notice the spacious feel from vaulted ceilings on the main floor. The traditional kitchen features granite counters, oak cabinets and a corner pantry. The breakfast nook overlooks the huge pie shaped yard. Relax in the glass enclosed sunroom that provides extra living space and views of the mature landscaping and patio. Family room with cozy wood burning fireplace, 2pc bath and full laundry room complete the main floor. Upstairs you'll find 3 spacious bedrooms including the huge primary suite with 10ft ceilings, full ensuite with soaker tub, separate shower, skylight and walk-in closet. You don't see a master retreat like this very often! The basement level has a large recreation room with built-in bar. The huge workshop area can easily be developed as a 4th bedroom with bathroom, home gym, office...there's plenty of space! Next you'll find an oversized storage area that leads to the utility room. The double attached garage is fully finished and heated as well. Don't miss out on this opportunity to own in this well established community. Amazing value here! Book your showing today!