



GRASSROOTS
REALTY GROUP

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466 Douglas Park View SE
Calgary, Alberta

MLS # A2277165



\$739,900

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,994 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Landscaped, Private, Underground Sprinklers		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Concrete, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, No Smoking Home		

Inclusions: All custom blinds, shed, shelving in garage & tire rack, TV & mount in Basement.

Welcome to a home that blends modern style with everyday comfort, perfectly positioned across from the scenic Douglasdale Ridge and just moments from the Bow River pathways. Step inside and feel the brightness instantly — sleek white tile floors carry you through a main level designed for both living and entertaining. To your right, the open living and dining area is framed by a beautiful bay window with custom blinds, inviting in soft natural light and setting the tone for warm gatherings. The heart of the home is the stunning, updated kitchen — a true chef's space featuring granite counters, high-end stainless steel appliances including Viking dishwasher & microwave hood fan, induction Blomberg stove, Kitchen Aid refrigerator and even a built-in beverage fridge. Whether you're hosting friends or enjoying a quiet morning coffee, this kitchen delivers both function and flair. Just steps away, the family room offers a cozy retreat with its floor-to-ceiling modern-tile fireplace — the perfect backdrop for winter evenings and relaxed weekends. A thoughtfully designed main-floor laundry room adds convenience with extra storage, a sink, and upper cabinetry to keep life running smoothly. Upstairs, three comfortable bedrooms and a flexible loft space give you room to grow, work, or unwind. The spacious primary suite feels like a private escape, complete with a walk-in closet and a spa-inspired ensuite featuring a jetted tub and separate shower — the ideal place to recharge at the end of the day. The lower level expands your living space with a sprawling recreational area designed for both relaxation and energy. One side offers a cozy sitting zone perfect for unwinding after a long day, while the dedicated workout area—complete with a mounted TV—lets you follow your favorite fitness routines without ever leaving home.

It's a versatile space that adapts effortlessly to how you live, train, and recharge. There's also plenty of room to grow. The lower level offers ample space to add an additional bedroom and bathroom, giving you the flexibility to expand as your needs evolve. The beautifully landscaped backyard is designed for effortless outdoor living, featuring a spacious deck and patio area perfect for dining, lounging, and summer gatherings. Lush perennial plantings add color and charm throughout the season, while a convenient storage shed keeps all your gardening tools and outdoor equipment neatly tucked away. An underground sprinkler system adds even more ease, making yard maintenance virtually effortless. Additional updates include, roof replaced 2022, windows replaced upstairs (Lux), all inside doors, main 1/2 bathroom & 4-piece bathroom.