



**44 Douglas Shore Close SE
Calgary, Alberta**

MLS # A2278846



\$819,900

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,133 sq.ft.	Age:	1992 (34 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Smoking Home		
Inclusions:	Stand up freezer in laundry room		

OPEN HOUSE SATURDAY JANUARY 17 FROM 2-4PM. Set in a fantastic location backing onto green space and just moments from the Bow River pathway, this extensively renovated home showcases quality and craftsmanship throughout. Updates include exterior siding, triple-pane windows, roof, furnace, hot water on demand, a stunning kitchen, beautifully renovated bathrooms, fresh paint, glass railings, and much more. Upon entry, luxury vinyl plank flooring flows seamlessly throughout the main level. To the left, a versatile open-concept office, den, or dining room provides a functional and flexible space ideal for working from home or entertaining. The fully renovated open-concept kitchen features a stylish contemporary design with stainless steel appliances, quartz countertops, and a large peninsula—truly a chef's dream. The open-concept living room makes this layout perfect for everyday living and hosting guests (There is a rough-in gas line if you want to add a fireplace). Large windows flood the space with natural light and offer views of the private backyard and green space beyond. Step outside to enjoy a peaceful outdoor retreat, ideal for summer barbecues, relaxing evenings, or accessing the nearby Bow River pathway. Upstairs, the home offers four well-appointed bedrooms designed for comfort and functionality. The primary bedroom features ample closet space and convenient access to a beautifully renovated bathroom with modern fixtures and finishes. Additional bedrooms are generously sized and share an updated bathroom, perfect for family living or guests. The fully developed lower level provides additional living space, including a recreation room, home gym or media area, a fifth bedroom, and a 4-piece bathroom, along with plenty of storage. With extensive renovations throughout, this move-in-ready home offers peace of mind in

an exceptional location backing onto green space.