



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2278846**



**\$819,900**

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

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Ceramic Tile, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Central Vacuum, No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**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.