



GRASSROOTS
REALTY GROUP

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127 Douglasbank Court SE
Calgary, Alberta

MLS # A2279428



\$864,900

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,159 sq.ft.	Age:	1990 (36 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Oversized, See Remarks		
Lot Size:	0.18 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Environmental Reserve, No Neig		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Pool table

A rare opportunity to own a beautiful home backing directly onto the Bow River with a private west facing backyard. It features a unique oversized garage that appears as a standard two car garage, but has plenty of room for multiple vehicles and work space. The house is immaculate and move in ready with all 3 levels fully finished and recently painted. The main level features oak hardwood flooring and a family friendly floor plan. Generous sized kitchen with granite countertops and eating area with a view looking out at the green space. Enjoy entertaining in the living room with a vaulted ceiling and an elegant dining room. Upstairs you will enjoy a large primary bedroom with a walk-in closet and an ensuite featuring a separate bathtub and shower plus double sinks. There are 2 additional bedrooms that are perfect for kids or guests. A second full bathroom and extra large linen closet with ample storage space complete the upper level. The basement is fully finished with a large open rec room, pool table area, office, full bathroom and plenty of storage. The yard is fully landscaped with a west facing deck overlooking the peaceful river valley. The finished oversized garage is approximately 840 sq feet, has plenty of room for extra vehicles like a truck or boat plus hot & cold water and will provide ample storage. Roof, furnace and air conditioner all replaced in last 3 years plus poly B has been removed. Various pathways & parks are easily accessible right from your front door!