



**30 Douglasbank Gardens SE  
Calgary, Alberta**

**MLS # A2291894**



**\$724,900**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow-Villa		
<b>Size:</b>	1,625 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 630
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CGd44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Central Vacuum		

**Inclusions:** Window Coverings, Shelving in the Utility Room, Fridge in the Utility Room

Have you been looking for a SPACIOUS BUNGALOW VILLA in SE Calgary, but discovered they are often too small for you? Would you like a WALKOUT BASEMENT OVERLOOKING GREENSPACE, with QUICK ACCESS TO PATHWAYS (including the entire FISH CREEK pathway system)? Are you ready to DONATE THE LAWNMOWER and THROW AWAY THE SNOW SHOVEL? With this 'lock-and-leave' villa, you can travel with ease, OR stay home & stay active with a LONG WALK or even an E-BIKE RIDE IN FISH CREEK PARK (while someone else cuts the grass and pushes snow)! Come see 30 Douglasbank Gardens SE in the GOLF COURSE COMMUNITY of Douglasdale! Located in a QUIET CUL-DE-SAC location, with a TRUE DOUBLE GARAGE (roughly 21'x22', giving room for your vehicles plus some hobby space)! Enter from the garage (which is freshly painted) to a COMBINED MUDROOM AND LAUNDRY ROOM area. You will love having everything you need on one level! Step in the front door and immediately appreciate the fact that this villa offers 'ROOM TO BREATHE'. Plenty of windows and extra space between neighbours allows for LOTS OF NATURAL LIGHT! The main level is over 1600 SQ.FT. Perfect dining room for entertaining with room to EXTEND THE TABLE FOR SPECIAL DINNERS with family or friends. EXTENSIVE HARDWOOD FLOORING (in fantastic condition) and SOLID MAPLE BASEBOARDS, plus WHITE KITCHEN CABINETRY for a CRISP AND CLEAN FINISH throughout the main level. The kitchen has a BUILT-IN WALL OVEN and GAS COOKTOP. There is a custom vented hood over the range. WINDOW in front of the KITCHEN SINK! The KITCHEN EATING AREA has more windows looking out to green space. Visit with your guests in your ELEGANT living room with a wood-burning fireplace

(and gas ignitor, mantle and columns). The living room boasts ALMOST FLOOR TO CEILING WINDOWS on either side of the fireplace plus a built-in display cabinet. How about a possible SECOND BEDROOM or office on the main floor (there is a void space in the wall that could be turned into a closet, otherwise you have a great TV room or office). Step out to the upper back deck for an evening BBQ overlooking the greenspace pathway. MATURE TREES are all around. YOUR PRIMARY BEDROOM RETREAT includes a very SPACIOUS BEDROOM (also with hardwood flooring), WALK-IN CLOSET, and an ENSUITE BATHROOM with EASY STEP-IN SHOWER and JETTED TUB (to soak your achy muscles from long walks along the river!) THE LOWER WALKOUT LEVEL has a SECOND COZY FIREPLACE with FULL BRICK FACING & RAISED BRICK HEARTH (this one runs on natural gas). Lots of windows on the back of this walkout! A bar with mini-fridge - great for hospitality (or for the grandkids' snacks). The lower level has ANOTHER BEDROOM (with walk-in closet) and another FULL BATHROOM. AMAZING STORAGE area. ENJOY STEPPING OUT FROM THE BASEMENT TO YOUR PATIO BELOW THE UPPER DECK. ALL POLY-B has been replaced plus. Lovingly maintained. Book your showing today!