



**39 Douglasview Road SE
Calgary, Alberta**

MLS # A2292349



\$679,800

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,897 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Few Trees, Fruit Trees/Shrub(s), Garden, Landscaped, Rectangul		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Post & Beam, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: N/A

Welcome to this beautifully maintained executive two-storey home, ideally situated on one of the most sought-after streets in the neighborhood. This quiet and established location is known for its premium setting, with many homes backing directly onto the golf course. Enjoy the perfect balance of tranquility and convenience, with easy access to major routes, shopping, schools, parks, and all essential amenities, while still benefiting from a peaceful, family-friendly environment. From the moment you arrive, the pride of ownership is immediately evident. This home has been meticulously cared for and thoughtfully updated, making it truly move-in ready. Recent upgrades include stunning granite countertops in the kitchen, fresh modern paint throughout, and a two-tier rear deck, creating the perfect outdoor space for relaxing or entertaining. The main floor offers a bright and functional layout designed for both everyday living and hosting guests. The spacious bayed kitchen provides ample natural light, generous counter space, and a welcoming atmosphere for family gatherings. Adjacent to the kitchen is a comfortable family room that serves as the heart of the home, while the elegant dining or flex space offers versatility for formal dining, a home office, or an additional sitting area. Upstairs, the home continues to impress with a large bonus room featuring a cozy corner gas fireplace, making it the perfect place to unwind, enjoy movie nights, or create a comfortable family retreat. The upper level also includes three generously sized bedrooms, providing plenty of space for family members or guests. The primary bedroom is a relaxing private retreat, complete with a spacious and well-appointed ensuite bathroom. The unfinished basement presents an excellent opportunity to customize the space to your needs. Several key steps have already been completed,

including fully insulated walls, larger egress windows, and a rough-in for a future bathroom, allowing you to easily finish the basement as additional living space, a home gym, or entertainment area. (Subject to municipal approvals and permitting). Step outside to a beautifully maintained backyard that rivals the interior of the home. The yard is fully fenced and professionally cared for, offering privacy and a safe space for children and pets. The expansive two-tier deck creates the ideal setting for summer barbecues, outdoor dining, and relaxing evenings under the stars. Homes on this street rarely come available, especially ones that have been maintained to this standard. Combining location, thoughtful updates, functional space, and exceptional care, this property represents a rare opportunity for buyers seeking quality, comfort, and long-term value. This is truly a standout home that must be experienced in person to be fully appreciated.