



**167 Douglasbank Mews SE
Calgary, Alberta**

MLS # A2298445



\$729,900

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,737 sq.ft.	Age:	1992 (34 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Cul-De-Sac, Few Trees, Front Yard, Irregular Lot, Landscaped, Lawn, Level, F		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: 2 Garden Sheds and Play Structure in the backyard

WOW!! If you have been waiting for a move-in condition meticulously maintained home in a fantastic location in Douglasdale, close to Fish Creek Park, then you don't want to miss this one. The moment that you turn onto this very quiet and secluded cul-de-sac you know this is going to be a good one. The exterior of this beautiful home is awesome, with Hardie Board siding, Soffits, eavestrough & down spouts, Holiday Lights, front and back doors all done in 2024. The main floor of this lovely home features: a large foyer with refinished hardwood flooring; a living and dining room with vaulted ceilings and a cantilever for you china cabinet; a terrific kitchen with, refinished hardwood flooring, lots of cabinet & counter space, a corner pantry, center island, breakfast nook and patio door to the awesome stamped concrete patio; a great family room with a gas fireplace for those cozy evenings to relax by the fire; a main floor office that could double as a bedroom, a 2 piece bathroom and main floor laundry. The upper level features 3 bedrooms, including a large primary suite with a walk-in closet & renovated 3 piece ensuite bathroom and a renovated 4 piece main bathroom. The lower level is developed with: a huge family room; a 4th bedroom; a large renovated 3 piece bathroom; an optional laundry hookup if desired and lots of storage in closets, with organizers, as well as the utility area. The large backyard is a growing families delight with an awesome stamped concrete patio for entertaining family and friends, lots of room for the kids to pass a soccer ball around and 2 very nice garden sheds to store your outdoor equipment. The list of improvements doesn't stop there: Ploy B plumbing lines replaced 2026; Freshly painted interior; main & upper floor windows replaced in 2016, attic insulation upgraded; Hot water tank Dec 2022; Furnace Jan 2017; Central Air Conditioning in 2019 with a

new condenser in 2024; newer fence, pathway and driveway extension. This is one of those rare homes to create memories in that will last a lifetime! Oh, I almost forgot to mention that, 3 doors away is a beautiful access point for the pathway system that leads directly into Fish Creek Park for those perfectly relaxing nature walks. It doesn't get any better!