



GRASSROOTS
REALTY GROUP

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**3094 Douglasdale Boulevard SE
Calgary, Alberta**

MLS # A2304121



\$799,900

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,936 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, On Golf Course		

Heating: Forced Air

Water: -

Floors: Carpet, Ceramic Tile, Hardwood

Sewer: -

Roof: Metal

Condo Fee: -

Basement: Full

LLD: -

Exterior: Stone, Vinyl Siding, Wood Frame

Zoning: R-CG

Foundation: Poured Concrete

Utilities: -

Features: Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry

Inclusions: N/A

Experience elevated living in this stunning Douglasdale residence, where nearly 3,000 square feet of bright, open-concept space is framed by panoramic mountain and golf course views. The main level balances sophistication and comfort with hardwood floors, a granite-clad chef's kitchen, and a cozy fireplace, while the upper floor serves as a private sanctuary featuring a massive primary suite with a dedicated office den. A sun-drenched walkout basement leads to a southwest-facing outdoor oasis, complete with a three-season sunroom, a covered patio, and the lasting durability of a premium aluminum roof. Fully equipped with central AC and surrounded by mature landscaping, this home offers a seamless blend of modern luxury and natural beauty.