



**160 Douglasbank Mews SE  
Calgary, Alberta**

**MLS # A2132070**



**\$659,900**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,817 sq.ft.	<b>Age:</b>	1993 (31 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Insulated		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Lawn, Gentle Sloping, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Vaulted Ceiling(s)		

**Inclusions:** Water Softener "As Is", Central Vacuum & Attachments "As Is", Piano, Shelves in Basement, Workbenches in Basement.

**\*\* Please click on "Video's" for 3D tour \*\*** Amazing location - steps away from the Bow River / Pathway System with WEST facing back yard in very desirable Douglasdale! This fabulous fully developed 2 storey house features: almost 2900 square feet of developed space, 3 bedrooms, 2.5 bathrooms, towering vaulted ceilings, main floor office/den, huge storage room in basement (that could be changed to a bedroom), large deck with BBQ gas line, insulated/drywalled double attached garage, primary bedroom with en suite & walk-in closet, real hardwood floors, cozy gas fireplace, workshop in basement and much more! Again, the location cannot be beat - whisper quiet cul-de-sac, across the street is access to the Bow River Pathway, 1 block away from Douglasdale Park/Soccer Fields/Outdoor Rink, all schools close by and VERY easy access to Deerfoot Trail/Stoney Trail! Excellent home ready for new owners!