



**85 Douglasdale Point SE
Calgary, Alberta**

MLS # A2137456



\$830,000

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,035 sq.ft.	Age:	1997 (27 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

With all Brand New Appliances + New Hot Water Tank (3 Years) + New Furnace (3 Years) and 40 Year Shingles (Within 10 Years), this amazing 2 story family home is located in the desirable community of Douglasdale Estates close to parks, playgrounds, schools, shopping, transit and has easy access to Deerfoot Trail and a block away from Fish Creek Park. As you enter the home you are greeted by the tile entrance and beautiful laminate flooring that runs throughout the main level. The level also boasts a formal living room with a beautiful gas stone fireplace, a dining room, a family room and a beautiful kitchen with light beige cabinets and beautiful quartz countertops + all new stainless steel appliances. A main floor laundry room and 2pc bath round off the features of this floor. The upper level contains three bedrooms including the master bedroom with walk in closet and 4 pc ensuite. You will also find a cozy den on this level that would make for a fantastic office or play area for the kids. For extra room the basement is fully finished with a gym area 3pc bathroom and a large rec room/games room. Furnace and HWT are all new within the last 5 years. In the back yard you will find a cozy deck that overlooks the spacious yard with large patio, firepit, gardens and is ideal for relaxing during the summer and the surrounding trees offer plenty of privacy. This amazing property offers everything a family could want, combining elegant design with practical amenities in a prime location!