



**2836 Douglasdale Boulevard SE
Calgary, Alberta**

MLS # A2139810



\$699,000

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,433 sq.ft.	Age:	1996 (28 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	SR
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home		

Inclusions: Shed in Backyard

Embark on a journey of convenience and comfort with this exceptional BUNGALOW-style property, designed to cater to your every need on the main level, including laundry & easy access to the double attached garage. Nestled in a coveted location directly across from Monsignor J.S. Smith School and conveniently proximate to the golf course, this residence seamlessly combines accessibility with tranquility. Spanning approximately 2856 total sq ft, the home features vaulted ceilings in the expansive great room, creating an atmosphere of spaciousness and refinement. Whether unwinding by the gas fireplace or indulging in the ensuite adorned with double sinks and a 5' shower, every comfort is thoughtfully provided. The kitchen, equipped with newer maple cabinets, stainless steel appliances, and ample storage, including a convenient pantry and center island, beckons to culinary enthusiasts. A versatile front flex room works well as a bright office space, while a total of 4 bedrooms and 3 bathrooms ensure abundant space for everyone. Step outside this summer to a southwest-facing backyard, fully fenced for privacy, boasting a spacious deck with a covered area, perfect for year-round barbecues with a gas line. Stay cool during the summer months with the luxury of AIR CONDITIONING. With a brand new Hot Water Tank, newer shingles installed in 2018 and an array of desirable amenities, this home offers an unparalleled opportunity at an unbeatable price. Don't let this chance slip away—seize the opportunity to transform this into your dream home today! Reach out to your preferred realtor without delay before it's too late.