



**239 Douglasbank Drive SE  
Calgary, Alberta**

**MLS # A2158445**



**\$849,000**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,954 sq.ft.	<b>Age:</b>	1989 (35 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Granite Counters, Jetted Tub, No Smoking Home		

**Inclusions:** storage shed

This must see stunning, renovated home is situated in the quiet part of Douglasdale with a very short walk to the Bow River Park and paths. 3 Fully finished levels with Living Room, Dining Room, and Family Room on the main, 4 large bedrooms up and 2nd kitchen and another bedroom in the basement. No carpet &ndash; the whole home is new gorgeous hardwood. No popcorn &ndash; ceilings redone. Fully renovated kitchen is wrapped in white/gray contrasting cabinets, leather finish granite, digital cooktop, built-in oven with air fry and steam bake, counter depth fridge, slim microwave, and ultra quiet paneled dishwasher. Family room is bright and open with doors to deck and features wood burning fireplace with new tile surround. All windows have been replaced (25-year transferable warranty). All lights are LED. Basement has full kitchen with granite countertops, beautiful new bath with in-floor heat, and living/dining/flex space. Home also features zebra blinds, central vac, central air, new roof, and water softening system. Garage is fully insulated and drywalled. Yard has B-hyve wi-fi underground sprinkler system. Front porch and rear deck are no maintenance composite decking and aluminum railings. 239 Douglasbank Dr SE