



**306 Douglas Park Boulevard SE
Calgary, Alberta**

MLS # A2178501



\$789,000

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,997 sq.ft.	Age:	1996 (28 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Lawn, Garden, Low Maintenance Landsc		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: Hot Tub, underground sprinklers, Bar fridge in basement, wooden workbench in garage, wooden workbench in furnace room, shed, shelves in office

Welcome to this fabulous Air Conditioned home nestled in the popular community of Douglasdale, in close proximity to the Bow River with lots of parks and open greenspaces This community features plenty of walking paths, perfect for morning walks or family adventures! This gorgeous home boasts 5 spacious bedrooms (4 beds up, 1 bed down) , 3.5 bathrooms, and offers 2,814 square feet of interior living space, designed to fit all of your family's needs. Be wowed as you enter into the home with gleaming hardwood floors, abundance of natural light and the immaculate presentation of the home. There is a large family/dining room that overlooks the front yard, perfectly suited for all sizes of gatherings. This homes architectural charm is highlighted by arched doorways, creating a seamless flow through the main floor and into the expansive living room. Here, custom built-ins and a cozy gas fireplace lend warmth and functionality, making it an ideal space for relaxation. The kitchen is a chef's delight, featuring marvelous granite countertops, an island for prep, a corner pantry and ample cabinet space. Entertain in the nook area or step outside onto the huge (32.6ft x 14.5ft) new low maintenance deck for a BBQ. There is a gorgeous backyard with a hot tub - a great place to relax after a long day! There is also a handy storage shed and planters - great for anyone wanting to grow their own produce or flowers. The upper level is home to four generous sized bedrooms, the master suite offers the perfect retreat with its lovely ensuite bathroom with soaker tub and separate shower. The fully finished basement includes an additional bedroom and a 3 piece bathroom with a fully tiled large shower. There is also a huge family/games room with a corner stacked stone fireplace and a wet bar - great for family movie nights! Did I mention the main floor laundry has almost new appliances and

great cupboards for storage? This home features a newer furnace and Air conditioner, tankless hot water system and a Kinetic water softener. Don't miss the opportunity to make this remarkable property your own! View [3D Tour/multimedia/Virtual Tour](#).