



**59 Douglas Shore Close SE
Calgary, Alberta**

MLS # A2179585



\$819,900

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,250 sq.ft.	Age:	1993 (31 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: N/A

Welcome to 59 Douglas Shore Close, located in the beautiful and highly sought-after community of Douglasdale! Just a short walk to the Bow River, this home offers easy access to serene evening strolls along the riverbank. It's also only steps away from Douglasdale Park, a perfect spot for outdoor activities, and just a 2-minute drive to the Douglasdale Golf Course and nearby schools, making it ideal for families. The fully fenced yard provides a private outdoor oasis, perfect for relaxation and enjoyment. This home has been thoughtfully redesigned and is ready for its next family. Upon entering, you're greeted by sleek level 5 ceilings, giving the home a modern, airy feel. The spacious living and dining rooms at the front of the home offer a warm welcome. As you move towards the back, you'll find the family room and a custom-built kitchen that is a chef's dream. With ample counter space and luxury finishes, this kitchen is ready to impress. The main floor also features a convenient half bathroom and laundry room. Upstairs, you'll discover two generously sized bedrooms, a main bathroom, and the master suite complete with a custom ensuite that leaves no detail overlooked. The fully finished basement includes a large bedroom, a full bathroom, and a wet bar—perfect for movie nights, game nights, or just relaxing after a long day. With the added comfort of central AC, you'll stay cool all summer long. This home truly has it all except its new family! Don't miss the opportunity to make it yours.