



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**2207 Douglasbank Crescent SE
Calgary, Alberta**

MLS # A2208024



\$1,100,000

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,447 sq.ft.	Age:	1992 (33 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Landscaped, Views		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Skylight(s), Track Lighting, Vinyl Windows

Inclusions: stove and refrigerator in the basement, pool table in the basement, dining room table and hutch can also stay

Rarely do opportunities like this arise! Backing directly onto Fish Creek Park, this meticulously maintained six bedroom home offers an unparalleled lifestyle. Enjoy direct park access and tons of upgrades, including a new kitchen (2015), triple pane windows on the main and upper floor, upper floor A/C, updated hot water tank, water softener and deck with glass railing. Inside, Brazilian Cherry hardwood floors flow throughout the first and second levels. Nine foot ceilings on the main and upper floor add to the airy feel. The two-storey foyer leads to a large formal living room and dining room. The formal dining room seats a crowd, while a main floor office and mudroom (complete with front-loading washer/dryer) provide practicality. Relax in the family room, boasting large windows overlooking the park and a cozy gas fireplace with a stone surround. A good sized kitchen nook overlooks the green space and is perfect for morning coffee. The new kitchen features Jenn Air stainless steel appliances, including a wall oven, microwave, dishwasher, and a new Kitchen Aid cooktop. There are tons of cabinets, a corner pantry and counter space. Upstairs, find four bedrooms, including a beautifully renovated main 4-piece bath. The expansive primary suite overlooks Fish Creek Park and offers a large walk-in closet and a luxurious 5-piece ensuite with a stand-alone shower, a soaker tub, and dual sinks. The kids will love the 3 other upper bedrooms. These bedrooms are large with good closet space. The walk-out basement is perfect for multi-generational families with a small, illegal suite, two additional large bedrooms and a 4 piece bath. In floor heat keeps this level cozy and warm. There are so many lovely spaces to enjoy the outdoors in this home. Newly refurbished with a fiberglass membrane and glass railings, the South facing deck overlooks the back yard and Fish Creek

Park. There is a patio space on the walk out level and patio by the front entry. The property is landscaped with shrub and trees. Located in the family-friendly community of Douglasdale, this spectacular property won't last long!