

\$859,000 - 316 Douglas Park View Se, Calgary

MLS® #A2086436

\$859,000

4 Bedroom, 3.00 Bathroom, 2,490 sqft
Residential on 0.25 Acres

Douglasdale/Glen, Calgary, Alberta

WELCOME HOME! Enjoy the holidays in your new 2-story Executive home w/walk-out basement, with a MILLION DOLLAR VIEW! FOR THE FIRST TIME EVER PUBLICLY AVAILABLE FOR SALE we present to you: this exquisite Former Show Home Masterpiece, backing directly onto the 12th Hole of Douglasdale Golf Club, featuring majestic and direct views of the putting green + a view of the exquisite water pond! This meticulously maintained home sits on a MASSIVE pie lot, in a small, family-friendly cul-de-sac, in the sought after Douglasdale Estates. Elegance and poise are featured in every corner of this home. Your new home draws you in with the oversized driveway, where you will thoroughly enjoy the architecture both inside and out. Upon entering, the first thing that will strike you is the well cared for hardwood floors that span the main floor. A large formal dining room awaits you, perfect for the holidays that are just around the corner! Continuing into the home awaits a large & open floorplan! The living room features a distinguished mantel, highlighting the gas fireplace that will always keep you cozy. Continuing into the kitchen, you will enjoy its complete renovation; including a kitchen island with bar-style seating, all new cupboards and countertops, new backsplash, and top-of-the line appliances, including a gas range stove – truly a chef’s favorite! A breakfast nook completes the kitchen. Just off the kitchen is



where you will spend all your time in the warmer months, where your large, raised deck awaits you to enjoy your morning coffee, while watching the golfers putt out the 12th hole! Main floor laundry is tucked away, next to the entrance to your HEATED garage. Upstairs, this home features 3 bedrooms, including a massive Primary bedroom with a large walk-in closet + an updated ensuite bathroom. Views of the Golf Course from your bedroom window will be a magnificent way to wake up each morning! There are two more large bedrooms, perfect to be used as guest rooms or for your kids! You will note and enjoy the updated full bathroom. Upstairs is complete with a massive Bonus Room on the front of the home where you can relax and unwind after a busy week at work! The partially finished WALK OUT basement provides endless amounts of storage & is already roughed in for yet another bathroom. Ready for you in the basement, is a developed room, that could be used as another bedroom. Your walk-out basement leads you to another patio space + takes you into the amazing pie-shaped backyard! The owners of this home have maintained it exceptionally: new roof (2016) which is rated to protect from hailstorms, new triple-glazed windows, new exterior doors, new furnaces (2019) & a newer hot water tank. This home is perfectly situated, as it's walking distance to the endless trail system & the Bow River valley, plenty of shopping nearby, excellent schools of all levels, & is within close proximity to major roadways and Transit hubs.

Built in 1994

Essential Information

MLS® #	A2086436
Price	\$859,000
Sold Price	\$840,000

Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,490
Acres	0.25
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	316 Douglas Park View Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z2R2

Amenities

Amenities	Golf Course
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached

Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Electric Oven, Garage Control(s), Gas Range, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Unfinished, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Cul-De-Sac, No Neighbours Behind, Landscaped, On Golf Course, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 10th, 2023
Date Sold	November 10th, 2023
Days on Market	31
Zoning	R-C1
HOA Fees	62.30
HOA Fees Freq.	ANN

Listing Details

Listing Office	CENTURY 21 BAMBER REALTY LTD.
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