

\$699,900 - 3279 Douglasdale Boulevard Se, Calgary

MLS® #A2090352

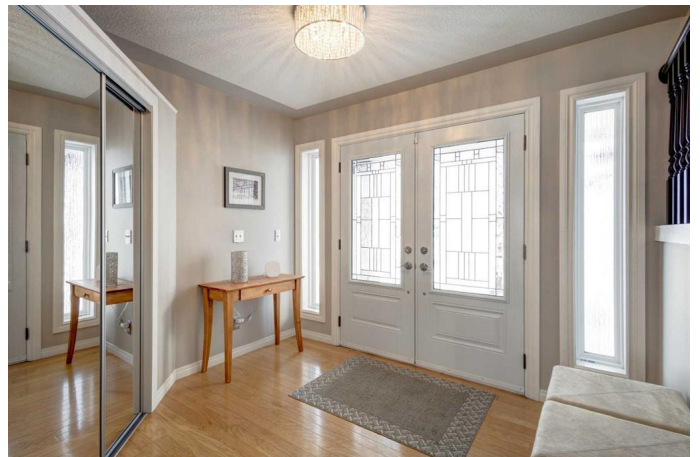
\$699,900

4 Bedroom, 3.00 Bathroom, 2,056 sqft

Residential on 0.10 Acres

Douglasdale/Glen, Calgary, Alberta

Ideally located for an active family, this beautiful Douglasdale home is directly across from the school fields, minutes to the river paths, and has been extensively updated. A treed front yard is a pleasant spot to watch the kids walk to school. Double front doors were added to form a grand entrance to a large foyer, which gives way to a gorgeous open concept main floor. In the living area, a statement electric fireplace in a floor-to-ceiling hearth is a stunning new addition to the space, which feels both cozy and elegant in a natural palette of light wood and tranquil grey and white. An eat up island is the heart of the kitchen, which has been fully renovated, featuring eye-catching granite counters and tile backsplashes, full-height cabinetry and a full pantry as well as all new appliances. A sunny east-facing dining area gets amazing southeast light and offers direct access to the deck, perfect for grilling. The entry from the double-attached garage was updated with a new door and provides a laundry area as well as a powder room in a fantastic layout for a busy household. Upstairs, a bonus room at the front of the home will be a favourite relaxation zone. With its vaulted ceilings, mountain views, built-in shelving, and gas fireplace make it a great place to entertain. Most of the upper level was upgraded to hardwood floors, including the expansive primary retreat, which has a bay window sitting area and a massive walk-in closet. The remodeled ensuite is a serene, spa-like space, where a soaker tub



presents a decadent wind down, while a glassed-in shower has both a rainfall and detachable shower head to make getting ready for the day just as enjoyable, and in-floor heating adds to the cozy factor. Both secondary bedrooms are generous in size, and the main bathroom is well-appointed with plentiful storage. The entire home has been professionally decorated, with new light fixtures, interior glass panel doors, door hardware, custom wood shutters and Benjamin Moore paint. A finished basement provides even more room, beginning with a rec area perfect for movie nights or a playroom. A fourth bedroom works well for older children or guests or use it as a dedicated home office or gym. There is another bathroom on this level as well, plus plenty of storage. A high efficiency furnace with A/C was added a few years ago, along with a Nest thermostat, and the hot water tank was replaced as well. Outside, a huge cedar deck with privacy lattice was added, as well as a stone patio. Mature trees and tidy garden beds dot a manicured lawn in your own wonderfully private outdoor oasis, and you'll notice newer fencing as well. The roof was redone, as were the windows and exterior doors. This amazing home rests in the middle of the community, surrounded by green space and only steps to the Bow River Pathway, schools and parks, and the golf course. There's something for everyone here. This home truly combines comfort and convenience in a beautiful setting. See it today!

Built in 1997

Essential Information

MLS® #	A2090352
Price	\$699,900
Sold Price	\$710,000

Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,056
Acres	0.10
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	3279 Douglasdale Boulevard Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 3A8

Amenities

Amenities	Golf Course, Playground
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
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Lot Description	Back Yard, Front Yard, Landscaped, Many Trees, Street Lighting, Private, Treed, Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 1st, 2023
Date Sold	November 10th, 2023
Days on Market	9
Zoning	R-C1
HOA Fees	65.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX HOUSE OF REAL ESTATE
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