

\$799,900 - 155 Douglasbank Place Se, Calgary

MLS® #A2112893

\$799,900

3 Bedroom, 3.00 Bathroom, 1,641 sqft

Residential on 0.12 Acres

Douglasdale/Glen, Calgary, Alberta

Welcome to your dream home! This beautifully renovated executive bungalow sits within the coveted community of Douglasdale. Step inside and discover a gourmet kitchen boasting quartz countertops, a large island, custom cabinetry, and stainless steel appliances, complete with a sunny breakfast nook opening to the back deck. The open-concept floorplan features soaring vaulted ceilings, a spacious family room with a cozy fireplace and garden doors, a formal dining room, and a charming sitting area – perfect for entertaining. The main floor also offers convenient laundry and two luxurious bedrooms. The enormous primary retreat includes a spa-like 6-piece ensuite with skylight, walk-in jetted tub, separate glass shower, and large walk-in closet. A second private bedroom has access to a full bathroom through a convenient pocket door. The thoughtfully designed lower level features luxury vinyl plank flooring, a large recreation area for your pool table and more, and a versatile flex room with built-in cabinetry – ideal as a games area, home office, or workout space. You'll also find a third bedroom with a walk-in closet, a full bathroom, and a spacious storage room. Pride of ownership shines throughout, with upgrades like Hardie board siding, 50-year shingles, a newer furnace, air conditioning, 75 Gallon Hot water Tank and an aggregate driveway. Enjoy a prime position in a quiet cul-de-sac, just steps from the Bow River pathways, schools, parks, shops, and



diverse restaurants, plus Remington YMCA, Sue Higgins Dog Park, and Carburn Park. With easy access to Deerfoot Trail, you're minutes from South Health Campus and a quick 30-minute drive to the airport. This home is the perfect blend of exceptional craftsmanship and an ideal location – don't miss your chance to make it yours! Schedule your private viewing today.

Built in 1993

Essential Information

MLS® #	A2112893
Price	\$799,900
Sold Price	\$815,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,641
Acres	0.12
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	155 Douglasbank Place Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z2J4

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Skylight(s), Sump Pump(s), Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Oven, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Stone, Three-Sided
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Cul-De-Sac, Low Maintenance Landscape, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 6th, 2024
Date Sold	March 11th, 2024
Days on Market	5
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Graham Realty Inc.
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