

\$649,999 - 59 Douglas Shore Close Se, Calgary

MLS® #A2121477

\$649,999

4 Bedroom, 4.00 Bathroom, 2,241 sqft

Residential on 0.12 Acres

Douglasdale/Glen, Calgary, Alberta

Home Sweet Home! Here is your wonderful opportunity to own a home on this highly desirable street, just steps from the Bow River, in the highly sought after community of Douglasdale! Outdoor enthusiasts will love the tranquility of listening to birds, in the mature treed neighborhood, from your sunny south back yard as well as during your walks on the beautiful pathway system. Your fully fenced back yard comes with a full width raised patio for entertaining, a spacious green area, for the kids to play, mature trees offering summer shade and a side dog run for days when you cannot get down to the River for a walk. This fully finished 2 story family home boasts over 2240sqft above grade and 3200+ total developed sqft. There is ample room for a growing family with 4 bedrooms, den, 3.5 bathrooms, 3 family living areas and tons of storage space (pantry, 3 closets, 4 walk in closets, 3 storage areas). Upstairs you will find 3 large bedrooms, all with large walk in closets, a 5 piece ensuite bathroom with separate shower and an oversized jetted soaker tub and a 4 piece main bath. The primary bedroom easily accommodates a king size bedroom suite. The main level is very spacious with a kitchen/nook/family room across the back, a den, a powder room, a large foyer, a mud/laundry room, a formal living/dining room and a 2 car attached garage. The oak kitchen has a gas stove and large pantry is ideal for the family chef. The cozy stone gas fireplace in the family room is



perfect for those quiet nights in. The basement is very spacious with a 4th bedroom, full bath, huge recreation/family/games/bar room, 2 storage areas and a large utility/storage room. The recreation area is a perfect separate living space or ideal for your mancave entertaining. This well loved home has only had two owners and is ready for a new owner to move in and add their personally touches. The owner is going to miss the amazing location, sunny south patio and kitchen, wonderful neighbors, mature trees and private setting. Features of the home include large primary rooms, a sunny south bright kitchen, Bay window rooms, oak finishing's and French door, Hardwood flooring, Cozy Stone gas fireplace and convenient main floor laundry and office. Upgrades include furnace (2019), hot water tank (2017) and stainless steel appliances with gas stove. The double attached garage is finished with some attached shelving for extra storage. Property is conveniently situated in the heart of Douglasdale with easy access to top-rated schools, shopping, dining, connectivity to Deerfoot Trail, close to Fish Creek Park and the Bow Valley. Don't miss your opportunity to make this home yours! There will be no open house so please schedule a viewing today and start living the lifestyle you've always dreamed of!

Built in 1993

Essential Information

MLS® #	A2121477
Price	\$649,999
Sold Price	\$665,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1

Square Footage	2,241
Acres	0.12
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	59 Douglas Shore Close Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 2K7

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Insulated

Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Dry Bar, French Door, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Wood Windows
Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Barbecue, Dog Run, Private Yard
Lot Description	Dog Run Fenced In, Few Trees, Front Yard, Lawn, Landscaped, Level, Private, Rectangular Lot, See Remarks, Views
Roof	Asphalt Shingle

Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 8th, 2024
Date Sold	May 13th, 2024
Days on Market	5
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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