

\$850,000 - 149 Douglasview Rise Se, Calgary

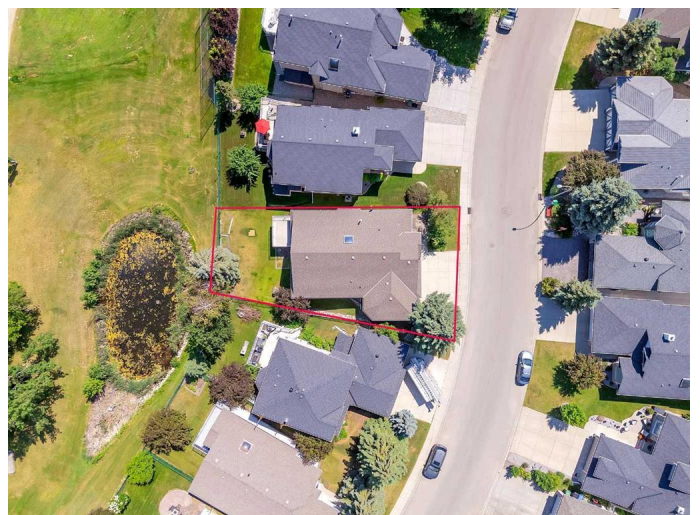
MLS® #A2148153

\$850,000

4 Bedroom, 3.00 Bathroom, 1,499 sqft
Residential on 0.13 Acres

Douglasdale/Glen, Calgary, Alberta

OPEN HOUSE SAT JULY 13 12-2pm Rare Opportunity! Stunning Golf Course Bungalow in Douglasdale Estates! Welcome to this exquisite fully finished walk-out bungalow nestled on the 10th hole of the Douglasdale Estates golf course. This remarkable property boasts a spacious 3-car triple attached garage, offering ample space for vehicles and storage. Enjoy unobstructed views of the picturesque pond and golf course from your private balcony. Situated behind the 10th hole tee box, you'll have peace of mind knowing that golf balls are directed away from the property, eliminating the need for view-obstructing fencing. This home features 4 bedrooms, 3 full bathrooms, main floor laundry and a main floor office that's easily converted back to an additional main floor bedroom. The interior has been beautifully renovated with new hardwood flooring, granite countertops, and high-end Subzero and Jenn-Air appliances. Architectural highlights include vaulted ceilings throughout and large windows that allow an abundance of natural light to flood the space, showcasing the breathtaking golf course views from multiple vantage points. The primary bedroom offers vaulted ceilings for a spacious feel, complemented by a walk-in closet and a full ensuite bathroom featuring a luxurious jetted soaker tub and separate shower. The fully finished walk-out basement includes 3 additional bedrooms (one currently set up as a home theatre), a full bathroom, and a rec room



with a wet bar and dual beverage fridges - perfect for entertaining or relaxing after a long day on the golf course. Ideally situated in the sought-after Douglasdale Estates community, this property offers the convenience of both Catholic and Public schools within easy walking distance, as well as proximity to local amenities and services.

This exceptional property, offers the perfect blend of luxury, comfort, and convenience for the discerning buyer. Whether you're an avid golfer or simply appreciate stunning views and a serene environment, this home is a must see!

Built in 1994

Essential Information

MLS® #	A2148153
Price	\$850,000
Sold Price	\$850,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,499
Acres	0.13
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	149 Douglasview Rise Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 2P5

Amenities

Parking Spaces	6
Parking	Triple Garage Attached

Interior

Interior Features	Bar, Built-in Features, Granite Counters, High Ceilings, Kitchen Island
Appliances	Bar Fridge, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, See Remarks, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Reverse Pie Shaped Lot, On Golf Course, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 10th, 2024
Date Sold	July 19th, 2024
Days on Market	9
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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