

\$699,900 - 207 Douglasbank Drive Se, Calgary

MLS® #A2154690

\$699,900

4 Bedroom, 4.00 Bathroom, 1,928 sqft

Residential on 0.11 Acres

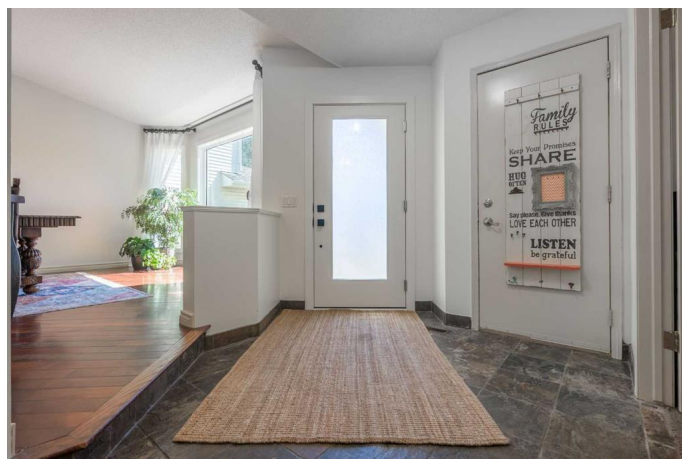
Douglasdale/Glen, Calgary, Alberta

*** OPEN HOUSE SATURDAY OCT 19 12:00

- 2:00*** Welcome to this stunning home in the highly desirable community of Douglasdale.

With 4 bedrooms & 3.5 bathrooms plus a versatile office/den or 5th bedroom this is a perfect family home. Prime location backing onto a green space at the quiet end of Douglasdale Drive. Quick access to the City Pathway System, Deerfoot Trail, short walk to the Driving Range and close proximity to the Eaglequest Golf Course. An array of amenities nearby in Douglas Glen and South Trail Crossing to meet all your needs. As you enter this beautiful home you are greeted by freshly painted modern coloured walls and sprayed ceilings creating a spacious, light-filled home.

The sizable foyer seamlessly transitions into the living/dining room (currently being used for formal dining), perfect for hosting and entertaining. The den with french doors is to the left of the entrance flowing through to the powder/laundry room combination and then the family room. The living/dining room progresses to the open concept kitchen and family room. The kitchen features a large movable island, ideal for culinary enthusiasts and access to the backyard. The sunken living area is a focal point, adorned with impressive built-in cabinets and a charming stone fireplace, creating a cozy ambiance for relaxing evenings. Upstairs you will find 3 generous bedrooms. The huge primary suite boasts a good size walk-in closet and a brand new renovated luxurious ensuite with custom



triple pane window specific for a shower environment. The main bathroom has undergone a brand new renovation as well and completes this level. The lower level is equipped with a large bedroom, 3 pc bathroom, games area currently housing a pool table, small dry bar and fantastic T.V room. The epoxy floor is ideal for pets and keeping things clean. Plenty of storage in the utility room is an absolute must in every home!! Step outside to discover your private west facing backyard oasis. Cedar deck, fully fenced, dog run, backing onto a green space with plenty of space for entertaining and fun in the sun! This home has experienced many improvements: roof and furnace (2019), front living room windows and exterior doors replace 2 years ago with a combination of double and triple pane Lux Windows, updated powder room, brand new modern paint and sprayed ceilings throughout main and upper level, brand new renovated main bath and ensuite. Douglasdale is renowned for its family-friendly environment, offering proximity to schools, shopping centres, and restaurants, ensuring there's always something to do. Steps away from the nearby Eaglequest Golf Course, an 18-hole par 60, presents an exceptional recreational opportunity.

Built in 1990

Essential Information

MLS® #	A2154690
Price	\$699,900
Sold Price	\$685,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,928
Acres	0.11

Year Built	1990
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	207 Douglasbank Drive Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 1X1

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Heated Garage, Oversized

Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Chandelier, Dry Bar, French Door, Kitchen Island, Laminate Counters, Storage
Appliances	Central Air Conditioner, Dishwasher, Garburator, Garage Control(s), Microwave, Refrigerator, Range Hood, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Mantle, Raised Hearth, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dog Run, BBQ gas line, Private Yard
Lot Description	Backs on to Park/Green Space, Back Yard, Dog Run Fenced In, Front Yard, Landscaped, Private, Treed
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 1st, 2024
Date Sold October 30th, 2024
Days on Market 27
Zoning R-C1
HOA Fees 64.17
HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX First

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