

\$770,000 - 2816 Douglasdale Boulevard Se, Calgary

MLS® #A2156376

\$770,000

3 Bedroom, 3.00 Bathroom, 1,243 sqft
Residential on 0.11 Acres

Douglasdale/Glen, Calgary, Alberta

Welcome to the prestigious community of Douglasdale. This spectacular renovated and modern home boasts over \$33,000.00 of recent upgrades which include ALL NEW TRIPLE PANE WINDOWS (2024), LENNOX FURNACE (2023), CENTRAL A/C (2023), Nest Thermostat, Wyze Smart Doorbell, and more. With 2,298 total square feet of fully renovated living space, 3 bedrooms, 3 full bath, a beautifully landscaped back yard oasis and steps away from Eaglequest golf course, this property really has it all. The main floor offers a fully upgraded open floor plan complete with a chef's kitchen, Italian backsplash, quartz waterfall counters, vaulted ceiling, white oak engineered flooring, new baseboards, knockdown ceilings, new light fixtures, and solid wood doors. The upper level features a large master bedroom, built-in wall closet, window seating and an ensuite complete with heated flooring, quartz countertops, light in mirror, new tub, new shower and Italian tile from the floor to ceiling. On the upper level you'll also find the second bedroom and another upgraded full bath. The lower level offers a family room, great for entertaining, with wine fridge, fireplace, and 3rd bedroom, another updated 4-piece bath, and WALKOUT access to the beautifully landscaped low-maintenance backyard! The basement provides a flex space, currently being used as a gym/fitness area, that could be used as a 4th bedroom and has plenty of built-in storage located next to the oversized



mechanical room w/ laundry. The low maintenance backyard is your own private oasis with an upper seating area, privacy composite walls, brick patio, firepit and hot tub. Under the upper seating area deck you'll find extra storage. The insulated/drywalled double attached garage also provides ample built-in storage. Conveniently located across the street from a greenspace, just steps away from Eaglequest Golf Course, Bow River, parks, schools, shopping, City Transit (new Green Line station coming soon), 130th Ave and Deerfoot Trail, this home really does have it All. Book your showing today!

Built in 1994

Essential Information

MLS® #	A2156376
Price	\$770,000
Sold Price	\$752,500
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,243
Acres	0.11
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	2816 Douglasdale Boulevard Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 2H9

Amenities

Parking Spaces	4
Parking	Double Garage Attached, See Remarks

Interior

Interior Features	Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Fire Pit, Garden, Lighting, Other, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Low Maintenance Landscape, Landscaped, Private, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 9th, 2024
Date Sold	August 23rd, 2024
Days on Market	14
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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