# \$894,900 - 3406 Douglasdale Boulevard Se, Calgary

MLS® #A2157943

### \$894,900

3 Bedroom, 4.00 Bathroom, 1,718 sqft Residential on 0.13 Acres

Douglasdale/Glen, Calgary, Alberta

Step into luxury with this rare opportunity to own a meticulously updated former AVI Dream Home, a bungalow that epitomizes elegance and sophistication. This one-of-a-kind property boasts over 1,700 sq ft of main level living and a total of more than 3,400 sq ft of developed space, ensuring ample room for both relaxation and entertaining.

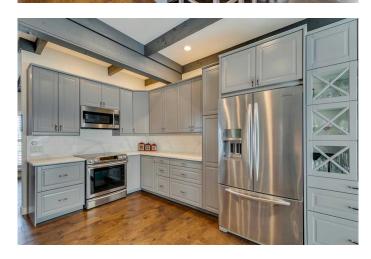
Begin your day with serenity on the charming old farm-style front porch, which stretches across the entire width of the home. Inside, quality abounds with solid core doors throughout, an open concept great room featuring an impressive stone fireplace (converted to gas in 2020), stunning wide plank hardwood floors, and architecturally designed wooden beams. The detailed and painted ceilings, LED pot lights, and designer light fixtures enhance the home's warmth and modern elegance.

The chef's kitchen, fully renovated in late 2020, is a culinary dream. It showcases a farmhouse ceramic sink, quartz countertops, and a stylish backsplash. The central island and ample cabinetry offer both functionality and sophistication. Adjacent to the kitchen, you'll find a convenient office nook and a dining area, perfect for entertaining. Enjoy alfresco dining on the Duradek patio, complete with a gas line for your grill.

The luxurious primary retreat is a sanctuary of







comfort and style, featuring a spacious walk-in closet with wood built-ins, and an ensuite designed for relaxation. Pamper yourself in the large stand-alone soaker tub or the expansive walk-in shower, and enjoy the dual sink vanity and separately enclosed toilet.

The fully developed, walk out lower level adds another 1,729 sq ft of living space. It includes a bright and spacious living room, two generous bedrooms, a large flex room, two full bathrooms, a substantial laundry room, and a separate shelved storage room. Recent upgrades include a high-efficiency furnace, central A/C, hot water tank, and water softener (installed in 2019/2020).

Step outside to discover a private west-facing backyard oasis. The space features an exposed aggregate patio and a hot tub pad, all surrounded by meticulously landscaped gardens, mature trees, raised perennial beds, and serviced with an underground sprinkler system.

Completing this stunning bungalow is a double attached garage with shelving, offering both convenience and additional storage. Impeccably maintained and updated, this home is ready for you to move in and start making memories. Opportunities like this are rare—don't miss your chance to own a truly exceptional property.

Built in 1998

#### **Essential Information**

MLS® # A2157943
Price \$894,900
Sold Price \$875,000

Bedrooms 3

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,718

Acres 0.13

Year Built 1998

Type Residential

Sub-Type Detached

Style Bungalow

Status Sold

## **Community Information**

Address 3406 Douglasdale Boulevard Se

Subdivision Douglasdale/Glen

City Calgary
County Calgary
Province Alberta
Postal Code T2Z 3A8

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached, Driveway, Oversized

#### Interior

Interior Features Breakfast Bar, Built-in Features, Central Vacuum, Double Vanity, French

Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Stone Counters, Storage, Walk-In Closet(s), Beamed Ceilings, Chandelier, Closet Organizers, Low Flow Plumbing

Fixtures, Natural Woodwork, Soaking Tub

Appliances Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator,

Washer/Dryer, Window Coverings, Central Air Conditioner, Electric

Oven, Humidifier, Water Softener

Heating Forced Air, Natural Gas, Fireplace(s), High Efficiency

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Insert, Mantle, Stone, Brick Facing, Great Room, Masonry, Raised

Hearth

Has Basement Yes

Basement Finished, Full, Walk-Out

#### **Exterior**

Exterior Features Garden, Private Yard

Lot Description Back Yard, Front Yard, Landscaped, Corner Lot, Fruit Trees/Shrub(s),

Garden, Gentle Sloping, Lawn, Private, Rectangular Lot, Street Lighting,

**Underground Sprinklers** 

Roof Cedar Shake

Construction Composite Siding
Foundation Poured Concrete

#### **Additional Information**

Date Listed August 21st, 2024

Date Sold October 3rd, 2024

Days on Market 42

Zoning R-C1 HOA Fees 0.00

## **Listing Details**

Listing Office CIR Realty

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