

# \$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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