

# \$629,900 - 3311 Douglasdale Boulevard Se, Calgary

MLS® #A2164916

**\$629,900**

3 Bedroom, 3.00 Bathroom, 1,908 sqft

Residential on 0.11 Acres

Douglasdale/Glen, Calgary, Alberta

Welcome to your dream family home, ideally located within the playground zone of Douglasdale Elementary. Just across the street from the school, this spacious two-story residence offers stunning mountain views and is designed for family living.

Stepping in a new screened front door, you'll be thrilled to find three generously-sized bedrooms upstairs, including a large master suite with ample closet space and a private four-piece ensuite. A massive bonus room with a spectacular mountain view adds exceptional extra space and aesthetic that your family will love and appreciate. The home also features a huge flat low maintenance backyard with double decks—perfect for kids and pets to play. Add in an unspoiled basement, complete with a new hot water tank, ready for your custom touch.

The main floor is perfect for both everyday living and entertaining. A separate dining area connects to an open-concept kitchen and family room. The kitchen features a recently serviced and calibrated gas stove, an expansive custom island with custom cabinetry and sliding glass doors that lead to an impressive south-facing deck, complete with a BBQ gas line—ideal for summer gatherings. A convenient half bath with an attached laundry room rounds out the main floor. The double attached garage offers plenty of storage and with excellent public transit access, commuting is a breeze. This home is the perfect blend of comfort, convenience, and



community. Don't miss out on this rare opportunity to live in a prime location in Douglasdale!

Built in 1997

**Essential Information**

MLS® #	A2164916
Price	\$629,900
Sold Price	\$618,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,908
Acres	0.11
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

**Community Information**

Address	3311 Douglasdale Boulevard Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z3A8

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached

**Interior**

Interior Features	Granite Counters, Kitchen Island
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Refrigerator, Washer, Gas Water Heater
Heating	Forced Air, Fireplace Insert

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	BBQ gas line, Fire Pit, Private Yard
Lot Description	Lawn, Low Maintenance Landscape, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	September 11th, 2024
Date Sold	September 24th, 2024
Days on Market	13
Zoning	RC-1
HOA Fees	0.00

## Listing Details

Listing Office	RE/MAX Realty Professionals
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