

\$650,000 - 175 Douglasbank Drive Se, Calgary

MLS® #A2177190

\$650,000

3 Bedroom, 4.00 Bathroom, 2,001 sqft

Residential on 0.16 Acres

Douglasdale/Glen, Calgary, Alberta

**** BEAUTIFUL** four bedroom home in a **TERRIFIC** location in this in sought after neighbourhood. -- **BACKING** onto natural reserve area - the extensive community and Bow River walking -&- biking path system. - **EASY** commute to shopping and several major traffic arteries in all directions. -- **OVERSIZED** beautiful sunny south / west private backyard that includes a good size deck , a fire pit area and a large garden shed. -- **SPACIOUS** traditional floor plan with a large living room / dining room with lots of windows and views of the green space across the street. - **THE** kitchen is a good size with loads of cabinets and working counter space. It has a eating nook with a door to the deck and backyard. Great space that overlooks the large family room with gas fireplace -&- custom oak bookshelves / cabinets. - **THERE** is a two pce powder room -**PLUS**- separate large laundry room with full size washer/dryer. -- **UPSTAIRS** is bright and airy with a very large **PRIMARY** bedroom with great ensuite and good closet space. - **BOTH** secondary bedrooms are a very good size and have ample closet space. - **PLUS** a full 4 pce main bathroom. -- **DOWNSTAIRS** is fully developed with a huge family games room area - a good size fourth bedroom and lots of extra storage. -- **UPGRADES** include freshly painted upper levels - new flooring in lower level and **MORE!** -- **THE GARAGE** - is a good size double and includes overhead heater. -- **NOTE:** call your favorite realtor and come and **CHECK-it-OUT!**



--or-- come by the OPEN House -- Saturday
from 11:00 am to 1:30 pm --or-- Sunday 2:00
pm to 4:00 pm. -- GREAT value for this
TERRIFIC family home!!

Built in 1990

Essential Information

MLS® #	A2177190
Price	\$650,000
Sold Price	\$710,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,001
Acres	0.16
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	175 Douglasbank Drive Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 1X7

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage

Interior

Interior Features	Bookcases, See Remarks
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Freezer

Heating	Forced Air, Natural Gas
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage, Fire Pit, Garden
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Environmental Reserve, Other
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 14th, 2024
Date Sold	November 25th, 2024
Days on Market	9
Zoning	SR
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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