



THE
A-TEAM

**RE/MAX
FIRST**

207 DOUGLASBANK Drive, Calgary T2Z 1X1

MLS®#: **A2154690**

Area: **Douglasdale/Glen**

Listing Date: **08/01/24**

List Price: **\$699,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1990**
Lot Information
Lot Sz Ar: **4,822 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,928**
Low Sqft:
Ttl Sqft: **1,928**

DOM

89
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Dog Run Fenced In,Front Yard,Landscaped,Private,Treed**
Park Feat: **Double Garage Attached,Driveway,Front Drive,Heated Garage,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Dog Run,Private Yard**

Construction: **Brick,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Garburator,Microwave,Range Hood,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Bookcases,Built-in Features,Ceiling Fan(s),Chandelier,Dry Bar,French Door,Kitchen Island,Laminate Counters,Storage**
Utilities:

Room Information

Room	Level	Dimensions
Family Room	Main	19`11" x 13`6"
Kitchen	Main	14`6" x 15`6"
Den	Main	11`7" x 8`0"
Bedroom - Primary	Second	15`9" x 12`2"
Bedroom	Second	12`6" x 9`11"
3pc Ensuite bath	Second	10`3" x 6`0"
Bedroom	Lower	11`2" x 9`6"

Room	Level	Dimensions
Living Room	Main	21`2" x 18`5"
Foyer	Main	9`4" x 9`4"
2pc Bathroom	Main	8`1" x 4`8"
Bedroom	Second	14`11" x 8`9"
4pc Bathroom	Second	7`11" x 4`11"
4pc Bathroom	Lower	12`10" x 4`11"
Game Room	Lower	31`9" x 17`0"

Title: **Fee Simple**
 Zoning: **R-C1**
 Legal Desc: **8911886**

Remarks

Pub Rmks: ***** OPEN HOUSE SATURDAY OCT 19 12:00 - 2:00*** Welcome to this stunning home in the highly desirable community of Douglasdale. With 4 bedrooms & 3.5 bathrooms plus a versatile office/den or 5th bedroom this is a perfect family home. Prime location backing onto a green space at the quiet end of Douglasdale Drive. Quick access to the City Pathway System, Deerfoot Trail, short walk to the Driving Range and close proximity to the Eaglequest Golf Course. An array of amenities nearby in Douglas Glen and South Trail Crossing to meet all your needs. As you enter this beautiful home you are greeted by freshly painted modern coloured walls and sprayed ceilings creating a spacious, light-filled home. The sizable foyer seamlessly transitions into the living/dining room (currently being used for formal dining), perfect for hosting and entertaining. The den with french doors is to the left of the entrance flowing through to the powder/laundry room combination and then the family room. The living/dining room progresses to the open concept kitchen and family room. The kitchen features a large movable island, ideal for culinary enthusiasts and access to the backyard. The sunken living area is a focal point, adorned with impressive built-in cabinets and a charming stone fireplace, creating a cozy ambiance for relaxing evenings. Upstairs you will find 3 generous bedrooms. The huge primary suite boasts a good size walk-in closet and a brand new renovated luxurious ensuite with custom triple pane window specific for a shower environment. The main bathroom has undergone a brand new renovation as well and completes this level. The lower level is equipped with a large bedroom, 3 pc bathroom, games area currently housing a pool table, small dry bar and fantastic T.V room. The epoxy floor is ideal for pets and keeping things clean. Plenty of storage in the utility room is an absolute must in every home!! Step outside to discover your private west facing backyard oasis. Cedar deck, fully fenced, dog run, backing onto a green space with plenty of space for entertaining and fun in the sun! This home has experienced many improvements: roof and furnace (2019), front living room windows and exterior doors replace 2 years ago with a combination of double and triple pane Lux Windows, updated powder room, brand new modern paint and sprayed ceilings throughout main and upper level, brand new renovated main bath and ensuite. Douglasdale is renowned for its family-friendly environment, offering proximity to schools, shopping centres, and restaurants, ensuring there's always something to do. Steps away from the nearby Eaglequest Golf Course, an 18-hole par 60, presents an exceptional recreational opportunity. Vacuum system rough in, shelving in garage, laundry tub and workbench in utility room, bar fridge (as is), hot tub (as is), shed**

Inclusions:
 Property Listed By: **RE/MAX First**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











