



THE
A-TEAM

**RE/MAX
FIRST**

85 DOUGLASDALE Point, Calgary T2Z 3B5

MLS®#: **A2155576**

Area: **Douglasdale/Glen**

Listing Date: **08/17/24**

List Price: **\$764,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1997**

Lot Information

Lot Sz Ar: **9,289 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,035**
Low Sqft:
Ttl Sqft: **2,035**

DOM

33
Layout
Beds: **3 (3)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Fire Pit**

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	6`8" x 4`9"	Family Room	Main	15`2" x 14`4"
Kitchen	Main	16`8" x 15`9"	Laundry	Main	9`3" x 6`2"
Living Room	Main	12`11" x 20`8"	4pc Bathroom	Upper	5`0" x 8`6"
4pc Ensuite bath	Upper	11`6" x 13`0"	Bedroom	Upper	9`5" x 10`7"
Bedroom	Upper	9`6" x 10`7"	Den	Upper	13`0" x 13`1"
Bedroom - Primary	Upper	15`2" x 10`4"	Walk-In Closet	Upper	7`4" x 8`2"

**3pc Bathroom
Game Room**

**Basement
Basement**

**6`3" x 10`7"
29`11" x 13`10"**

**Exercise Room
Furnace/Utility Room**
Legal/Tax/Financial

**Basement
Basement**

**19`9" x 20`3"
5`9" x 10`9"**

Title:
Fee Simple
Legal Desc:

9710701

Zoning:
R-C1

Remarks

Pub Rmks:

This beautiful family home in Douglasdale Estates offers a perfect blend of elegance and functionality, making it an ideal choice for both entertaining and everyday living. As you enter, you're welcomed by a foyer that leads to an open-concept living and dining area, flooded with natural light from large windows. Continue through to a family room featuring a cozy fireplace, creating a warm and inviting atmosphere for family gatherings or quiet evenings at home. The kitchen is equipped with sleek new appliances, ample counter space, and an island that doubles as a breakfast bar for six. Upstairs are three bedrooms, the large main bedroom with on-suite can host your king size bed in three locations. Cozy large loft area and 3 piece bath complete this level. The lower level of the home offers a versatile space that can serve as a family room, game room, plus fourth bedroom, home office or exercise room thus providing flexibility to suit your lifestyle needs. Three piece bathroom is also on this level. Step outside to the meticulously landscaped backyard, where you'll find a patio area ideal for summer barbecues or simply enjoying the serene surroundings. The lush front garden is home to perennial plants so you can enjoy them every year. This added distance from the side neighbors offers peace of mind, ensuring that you have a buffer in case of any unforeseen situations, whether it be noise, activities, or simply the need for personal space. The expansive yard is perfect for family gatherings, children playing, or even peaceful evenings under the stars. Located in a family-friendly neighborhood, this home is close to, two public schools, golf course, parks, river valley, shopping and 5 minutes away from South Health Campus Hospital, all making this home convenient for daily errands and recreational activities. With its combination of luxury, space, and modern amenities, this Douglasdale Estates home is a rare find that promises a vibrant and fulfilling family life.

Inclusions:
Property Listed By:

**N/A
Real Broker**

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