

**3406 DOUGLASDALE Boulevard, Calgary T2Z 3A8**

MLS®#: **A2157943** Area: **Douglasdale/Glen** Listing Date: **08/21/24** List Price: **\$894,900**  
 Status: **Active** County: **Calgary** Change: **-\$5k, 12-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1998**  
Lot Information  
 Lot Sz Ar: **5,845 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,717**  
 Low Sqft:  
 Ttl Sqft: **1,717**

DOM

**28**  
Layout  
 Beds: **3 (1 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard,Corner Lot,Fruit Trees/Shrub(s),Front Yard,Lawn,Garden,Gentle Sloping,Landscaped,Street Lighting,Underground Sprinklers,Private,Rectangular Lot**  
 Park Feat: **Double Garage Attached,Driveway,Oversized**

Utilities and Features

Roof: **Cedar Shake**  
 Heating: **High Efficiency,Fireplace(s),Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Garden,Private Yard**

Construction: **Composite Siding**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Oven,Garage Control(s),Humidifier,Microwave Hood Fan,Refrigerator,Washer/Dryer,Water Softener,Window Coverings**  
 Int Feat: **Beamed Ceilings,Breakfast Bar,Built-in Features,Central Vacuum,Chandelier,Closet Organizers,Double Vanity,French Door,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,Natural Woodwork,No Smoking Home,Open Floorplan,Recessed Lighting,Soaking Tub,Stone Counters,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	20`4" x 14`0"	Bedroom - Primary	Main	15`9" x 14`4"
5pc Ensuite bath	Main	15`11" x 19`0"	Foyer	Main	7`11" x 7`1"
Den	Lower	21`8" x 13`7"	Bedroom	Lower	15`4" x 12`2"
4pc Bathroom	Lower	8`2" x 4`11"	Living Room	Main	24`8" x 22`3"
Walk-In Closet	Main	5`11" x 9`7"	2pc Bathroom	Main	7`1" x 5`0"
Game Room	Lower	15`3" x 24`1"	Bedroom	Lower	13`0" x 16`0"

3pc Bathroom  
Furnace/Utility Room

Lower  
Lower

5`0" x 8`7"  
4`2" x 7`4"

Laundry  
Storage  
Legal/Tax/Financial

Lower  
Lower

11`5" x 15`10"  
9`2" x 13`6"

Title:  
**Fee Simple**  
Legal Desc:

9710720

Zoning:  
**R-C1**

Remarks

Pub Rmks: **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 living 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.**

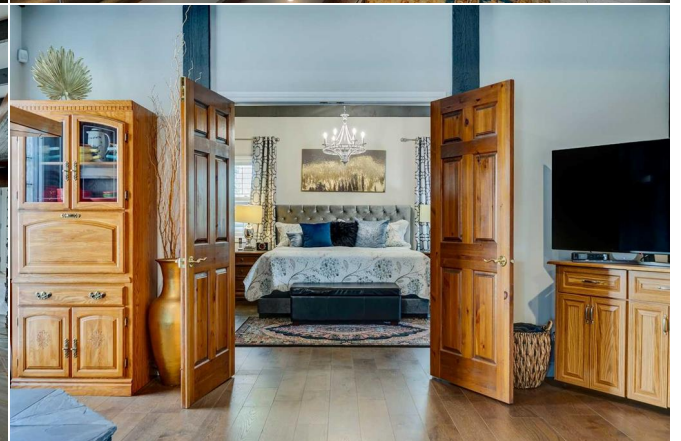
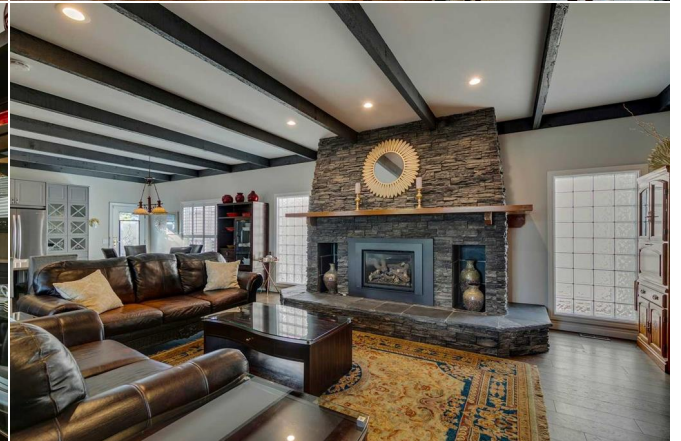
Inclusions: **Large wardrobe in Bedroom lower level, 2 Large storage units in Flex room lower level. 1 large wardrobe in primary bedroom. 4 Kitchen island stools. Starburst mirror over fireplace. garden shed, small garden storage box. Many outdoor plants and pots. Fridge and chest freezer in laundry room. (Most furniture is negotiable).**

Property Listed By: **CIR Realty**

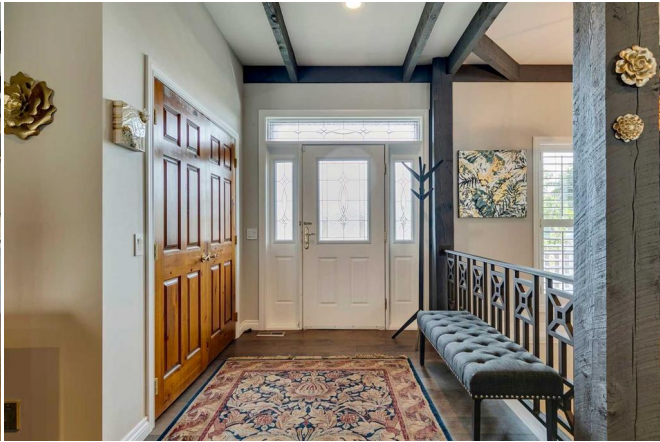
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



















**3406 Douglasdale Blvd SE, Calgary, AB**

Main Floor Exterior Area 1117.26 sq ft  
Interior Area 1032.44 sq ft  
Excluded Area 432.93 sq ft



0 6 12 ft

PREPARED: 2024/08/21



White regions are excluded from total floor area in GUADE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**3406 Douglasdale Blvd SE, Calgary, AB**

Basement (Below Grade) Exterior Area 1726.04 sq ft  
Interior Area 1590.22 sq ft



0 5 10 ft

PREPARED: 2024/08/21



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