



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**239 DOUGLASBANK Drive, Calgary T2Z 1X1**

MLS® #: **A2158445**      Area: **Douglasdale/Glen**      Listing Date: **08/16/24**      List Price: **\$849,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1989**  
Lot Information  
 Lot Sz Ar: **4,822 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,954**  
 Low Sqft:  
 Ttl Sqft: **1,954**

DOM

**34**  
Layout  
 Beds: **5 (4 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Landscaped**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Private Yard**  
 Construction: **Wood Frame**  
 Flooring: **Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Electric Cooktop,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer,Water Softener,Window Coverings**  
 Int Feat: **Central Vacuum,Granite Counters,Jetted Tub,No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Family Room</b>	<b>Main</b>	<b>15`6" x 10`6"</b>	<b>Kitchen</b>	<b>Main</b>	<b>11`0" x 10`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`0" x 9`6"</b>	<b>Living Room</b>	<b>Main</b>	<b>11`0" x 10`6"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>7`0" x 3`0"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>14`0" x 12`0"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>9`0" x 8`6"</b>	<b>Bedroom</b>	<b>Second</b>	<b>13`6" x 9`0"</b>

**Bedroom**  
**5pc Bathroom**  
**4pc Bathroom**

**Second**  
**Second**  
**Basement**

**13`0" x 10`0"**  
**8`0" x 7`6"**  
**9`0" x 8`6"**

**Bedroom**  
**Bedroom**

**Second**  
**Basement**

**10`6" x 9`0"**  
**13`6" x 13`0"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**8911886**

Zoning:  
**R-C1**

Remarks

Pub Rmks:

**This must see stunning, renovated home is situated in the quiet part of Douglasdale with a very short walk to the Bow River Park and paths. 3 Fully finished levels with Living Room, Dining Room, and Family Room on the main, 4 large bedrooms up and 2nd kitchen and another bedroom in the basement. No carpet - the whole home is new gorgeous hardwood. No popcorn - ceilings redone. Fully renovated kitchen is wrapped in white/gray contrasting cabinets, leather finish granite, digital cooktop, built-in oven with air fry and steam bake, counter depth fridge, slim microwave, and ultra quiet paneled dishwasher. Family room is bright and open with doors to deck and features wood burning fireplace with new tile surround. All windows have been replaced (25-year transferable warranty). All lights are LED. Basement has full kitchen with granite countertops, beautiful new bath with in-floor heat, and living/dining/flex space. Home also features zebra blinds, central vac, central air, new roof, and water softening system. Garage is fully insulated and drywalled. Yard has B-hyve wi-fi underground sprinkler system. Front porch and rear deck are no maintenance composite decking and aluminum railings. 239 Douglasbank Dr SE**

Inclusions:  
Property Listed By:

**storage shed**  
**Copper K Realty**

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